

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 MERRIGUM CRESCENT CLARINDA VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,101,000

Property type

House

Suburb

Clarinda

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

56 JACOBS DRIVE CLARINDA VIC 3169	1180000	24-Dec-25
180 BOURKE ROAD CLARINDA VIC 3169	975000	02-Oct-25
14 BUSHLAND AVENUE CLARINDA VIC 3169	1240000	18-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 January 2026



56 JACOBS DRIVE CLARINDA VIC 3169

Sold Price

^{RS}

1180000

Sold Date

24-Dec-25

 3  2  1

Distance

0.81km



180 BOURKE ROAD CLARINDA VIC 3169

Sold Price

975000

Sold Date

02-Oct-25

 4  2  1

Distance

0.62km



14 BUSHLAND AVENUE CLARINDA VIC 3169

Sold Price

1240000

Sold Date

18-Sep-25

 4  2  3

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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