

## 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

10 SCHNEIDER CRESCENT CLARINDA VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$1,250,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,101,000

Property type

House

Suburb

Clarinda

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 11 SCHNEIDER CRESCENT CLARINDA VIC 3169 | \$1,360,000 | 25-Oct-25 |
| 25 MERRIGUM CRESCENT CLARINDA VIC 3169  | \$1,290,000 | 21-Feb-26 |
| 14 ROSELLA AVENUE CLARINDA VIC 3169     | \$1,470,000 | 29-Nov-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: 25 March 2026



## 11 SCHNEIDER CRESCENT CLARINDA VIC 3169

 5  3  3

Sold Price **\$1,360,000** Sold Date **25-Oct-25**

Distance **0.05km**



## 25 MERRIGUM CRESCENT CLARINDA VIC 3169

 4  2  2

Sold Price <sup>RS</sup> **\$1,290,000** Sold Date **21-Feb-26**

Distance **0.38km**



## 14 ROSELLA AVENUE CLARINDA VIC 3169

 4  2  2

Sold Price <sup>RS</sup> **\$1,470,000** <sup>UN</sup> Sold Date **29-Nov-25**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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