

## 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

15A THE PARADE 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,011,000

Property type

House

Suburb

Clarinda

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

1/1 DUNSTAN STREET CLAYTON VIC 3168	\$1,071,000	17-May-25
12 GENTLE STREET CLAYTON VIC 3168	\$1,125,000	17-May-25
9 KNIGHT STREET CLAYTON SOUTH VIC 3169	\$1,170,000	04-Jun-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: 26 June 2025



## 1/1 DUNSTAN STREET CLAYTON VIC 3168

 4  3  2

Sold Price

<sup>RS</sup>

**\$1,071,000**

Sold Date

**17-May-25**

Distance

**1.27km**



## 12 GENTLE STREET CLAYTON VIC 3168

 4  3  2

Sold Price

<sup>RS</sup>

**\$1,125,000**

<sup>UN</sup>

Sold Date

**17-May-25**

Distance

**1.35km**



## 9 KNIGHT STREET CLAYTON SOUTH VIC 3169

 4  3  -

Sold Price

<sup>RS</sup>

**\$1,170,000**

Sold Date

**04-Jun-25**

Distance

**1.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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