

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

7/31-33 TULLY ROAD 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$768,500

Property type

Unit

Suburb

Clarinda

Period-from

01 Jul 2024

to

30 Jun 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

3/38 MANOON ROAD CLAYTON SOUTH VIC 3169	\$758,000	14-Jun-25
5/24 NEWPORT ROAD CLAYTON SOUTH VIC 3169	\$720,000	09-Apr-25
3/15-17 SPRINGS ROAD CLAYTON SOUTH VIC 3169	\$732,500	28-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: 11 July 2025



**3/38 MANOON ROAD CLAYTON
SOUTH VIC 3169**

2 1 -

Sold Price

^{RS}

\$758,000

Sold Date

14-Jun-25

Distance

1.82km



**5/24 NEWPORT ROAD CLAYTON
SOUTH VIC 3169**

2 1 -

Sold Price

\$720,000

Sold Date

09-Apr-25

Distance

1.56km



**3/15-17 SPRINGS ROAD CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price

^{RS}

\$732,500

Sold Date

28-Jun-25

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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