

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

1/39 EULINGA 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

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,032,500

Property type

House

Suburb

Clarinda

Period-from

01 Jul 2024

to

30 Jun 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

1/5 WICKS COURT OAKLEIGH SOUTH VIC 3167	\$805,000	12-Apr-25
4/7 CRAWFORD ROAD CLARINDA VIC 3169	\$792,000	21-Mar-25
2/32 SIMON STREET CLAYTON SOUTH VIC 3169	\$800,000	12-Apr-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: 21 July 2025



1/5 WICKS COURT OAKLEIGH SOUTH VIC 3167

3 2 1

Sold Price

\$805,000

Sold Date

12-Apr-25

Distance

0.51km



4/7 CRAWFORD ROAD CLARINDA VIC 3169

3 1 2

Sold Price

\$792,000

Sold Date

21-Mar-25

Distance

0.56km



2/32 SIMON STREET CLAYTON SOUTH VIC 3169

3 1 1

Sold Price

\$800,000

Sold Date

12-Apr-25

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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