

# 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 Poulter 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)

Range between \$1,100,000

&

\$1,210,000

### Median sale price

Median price \$1,107,000

Property Type House

Suburb Clarinda

Period - From 24/06/2024

to

23/06/2025

Source

Property Data

### 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 six 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	31 Viney St CLARINDA 3169	\$1,110,000	03/05/2025
2	187 Elder St CLARINDA 3169	\$1,200,000	02/03/2025
3	72 Hunt Cr CLARINDA 3169	\$1,107,000	25/02/2025

**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 six months.~~

This Statement of Information was prepared on:

24/06/2025 16:19



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4   2   2

**Property Type:** House  
**Land Size:** 530 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,210,000  
**Median House Price**  
24/06/2024 - 23/06/2025: \$1,107,000

## Comparable Properties

31 Viney St CLARINDA 3169 (REI/VG)

**Agent Comments**

3   2   2

**Price:** \$1,110,000  
**Method:** Auction Sale  
**Date:** 03/05/2025  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx

187 Elder St CLARINDA 3169 (VG)

**Agent Comments**

4   -   -

**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 02/03/2025  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx



72 Hunt Cr CLARINDA 3169 (VG)

**Agent Comments**

4   -   -

**Price:** \$1,107,000  
**Method:** Sale  
**Date:** 25/02/2025  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx