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	26a Newcombe Court, Clarinda Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,050,000 & $1,150,000

Median sale price

Median price $846,000 Property Type Townhouse Suburb Clarinda

Period - From 11/02/2025 to 10/02/2026 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	10b Springs Rd CLARINDA 3169	$1,150,000	02/01/2026
2	1/42 Manoon Rd CLAYTON SOUTH 3169	$1,160,000	17/10/2025
3	1/26 Clarevale St CLAYTON SOUTH 3169	$1,070,000	23/08/2025

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: 11/02/2026 15:30

26a Newcombe Court, Clarinda Vic 3169

JellisCraig

Sean Lin
8849 8088
0452 050 331
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4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
11/02/2025 - 10/02/2026: $846,000

Comparable Properties



10b Springs Rd CLARINDA 3169 (REI)

4 3 2

Price: $1,150,000
Method: Private Sale
Date: 02/01/2026
Property Type: Townhouse (Single)

Agent Comments



1/42 Manoon Rd CLAYTON SOUTH 3169 (REI/VG)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 17/10/2025
Property Type: Townhouse (Res)
Land Size: 235 sqm approx

Agent Comments



1/26 Clarevale St CLAYTON SOUTH 3169 (REI/VG)

4 3 2

Price: $1,070,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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