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	46 Davanzo Avenue, Clarinda VIC 3169

Indicative selling price

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

Single price $980,000

Median sale price

Median price $1,095,000 Property Type House Suburb Clarinda

Period - From 12/10/2025 to 12/04/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
24 Bemboka Avenue Clayton South VIC 3169	$950,000	04/04/2026
10 Kitson Road Clayton South VIC 3169	$1,026,000	07/03/2026
25 Kitson Road Clayton South VIC 3169	$985,000	13/12/2025

This Statement of Information was prepared on: 13/04/2026