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	13 Inverness Street, Clarinda VIC 3169

Indicative selling price

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

Single price	$925,000

Median sale price

Median price	$1,110,000	Property Type	House	Suburb	Clarinda
Period - From	16/11/2025	to	15/05/2026	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
13 Rosewall Place Clarinda VIC 3169	$905,000	08/05/2026
52 Davanzo Avenue Clarinda VIC 3169	$951,000	18/04/2026

This Statement of Information was prepared on: 16/05/2026