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	1/54 Clarinda Road, Clarinda Vic 3169

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $899,000 Property Type Townhouse Suburb Clarinda

Period - From 22/04/2025 to 21/04/2026 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	2/70 Harlington St CLAYTON 3168	$800,000	21/03/2026
2	1/31 Springs Rd CLAYTON SOUTH 3169	$750,000	27/01/2026
3	1/440 Clayton Rd CLAYTON SOUTH 3169	$707,000	08/11/2025

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: 22/04/2026 14:46

1/54 Clarinda Road, Clarinda Vic 3169

JellisCraig



3 1 2

Property Type: Townhouse

Indicative Selling Price
$700,000 - $770,000
Median Townhouse Price
22/04/2025 - 21/04/2026: $899,000

Comparable Properties



2/70 Harlington St CLAYTON 3168 (REI)

3 1 2

Price: $800,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 335 sqm approx

Agent Comments

Bigger Land



1/31 Springs Rd CLAYTON SOUTH 3169 (REI/VG)

3 2 3

Price: $750,000
Method: Sold Before Auction
Date: 27/01/2026
Property Type: Unit

Agent Comments



1/440 Clayton Rd CLAYTON SOUTH 3169 (REI/VG)

3 1 2

Price: $707,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit
Land Size: 252 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

REIV THE DIFFERENCE

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