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	8 Casey Court, Clarinda VIC 3169

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

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

Period - From 14/04/2025 to 13/10/2025 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
14 Bushland Avenue Clarinda VIC 3169	$1,240,000	18/09/2025
89 Clarinda Road Oakleigh South VIC 3167	$1,260,000	12/07/2025
55 Arunta Crescent Clarinda VIC 3169	$1,266,000	17/05/2025

This Statement of Information was prepared on: 15/10/2025