

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	23 Rosella Avenue Clarinda, 3169
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Indicative selling price

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

Single price	\$990,000
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Median sale price

Median price	\$1,110,000	Property Type	HOUSE	Suburb	CLARINDA
Period - From	01-May-2025	to	30-Apr-2026	Source	PropTrack

Comparable property sales

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	52 Davanzo Avenue Clarinda, Vic 3169	\$951,000	18-Apr-2026
2	20 Tammany Drive Clarinda, Vic 3169	\$1,055,000	18-Apr-2026
3	24 Bemboka Avenue Clayton South, Vic 3169	\$950,000	04-Apr-2026

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