

# 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 Elder Street, Clarinda Vic 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,155,000

### Median sale price

Median price \$1,125,000

Property Type House

Suburb Clarinda

Period - From 01/04/2025

to 31/03/2026

Source REIV

### 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	15 Clarevale St CLAYTON SOUTH 3169	\$1,033,000	16/05/2026
2	20 Tammany Dr CLARINDA 3169	\$1,055,000	18/04/2026
3	39 Carbine Av CLARINDA 3169	\$1,125,000	21/02/2026

**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:

25/05/2026 10:49



3 1 2

**Property Type:** House (Res)

**Land Size:** 627 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,155,000

**Median House Price**

Year ending March 2026: \$1,125,000

## Comparable Properties



15 Clarevale St CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 2

**Price:** \$1,033,000

**Method:** Auction Sale

**Date:** 16/05/2026

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



20 Tammany Dr CLARINDA 3169 (REI)

Agent Comments

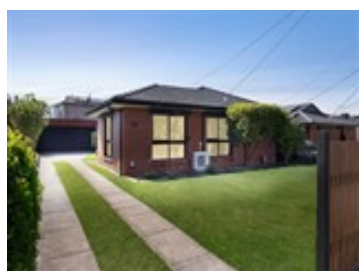
3 1 2

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** House (Res)



39 Carbine Av CLARINDA 3169 (REI/VG)

Agent Comments

3 1 4

**Price:** \$1,125,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 568 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222