

## 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

2 THE PARADE CLARINDA VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,020,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,083,500

Property type

House

Suburb

Clarinda

Period-from

01 Dec 2024

to

30 Nov 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 6 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

3 CORAL COURT CLARINDA VIC 3169	\$1,050,000	07-Jun-25
41 LEONARD CLOSE CLARINDA VIC 3169	\$1,000,000	10-Sep-25
33 WANDOO AVENUE CLARINDA VIC 3169	\$1,228,000	29-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 02 December 2025

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**3 CORAL COURT CLARINDA VIC 3169**

 3  1  2

Sold Price

**\$1,050,000**

Sold Date

**07-Jun-25**

Distance

**0.77km**



**41 LEONARD CLOSE CLARINDA VIC 3169**

 3  1  1

Sold Price

**\$1,000,000**

Sold Date

**10-Sep-25**

Distance

**1.27km**



**33 WANDOO AVENUE CLARINDA VIC 3169**

 3  2  2

Sold Price

**\$1,228,000**

Sold Date

**29-Jun-25**

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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