

# 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

1/4 Springs Road, Clarinda Vic 3169

### Indicative selling price

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

Single price \$900,000

### Median sale price

Median price \$832,500

Property Type Unit

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	1/73 Jaguar Dr CLAYTON 3168	\$861,000	28/03/2026
2	2/13 Nova St OAKLEIGH SOUTH 3167	\$790,000	26/03/2026
3	2/70 Harlington St CLAYTON 3168	\$800,000	21/03/2026

**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:

30/04/2026 16:32



3   
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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$900,000  
**Median Unit Price**  
 Year ending March 2026: \$832,500

## Comparable Properties



1/73 Jaguar Dr CLAYTON 3168 (REI)

Agent Comments

3   
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**Price:** \$861,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** Unit



2/13 Nova St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3   
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 2

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 26/03/2026  
**Property Type:** Unit  
**Land Size:** 203 sqm approx



2/70 Harlington St CLAYTON 3168 (REI)

Agent Comments

3   
 1   
 2

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

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