

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

2/40 Elder Street, Clarinda Vic 3169

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$880,250

Property Type Townhouse

Suburb Clarinda

Period - From 20/08/2025

to

19/08/2026

Source Property Data

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	2/3 Sydney St CLAYTON SOUTH 3169	\$782,600	25/07/2026
2	30 Jackson Green Blvd CLAYTON SOUTH 3169	\$730,000	21/03/2026
3	1/74 Scotsburn Av CLAYTON 3168	\$780,000	25/02/2026

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:

20/08/2026 11:40



2
 2
 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

20/08/2025 - 19/08/2026: \$880,250

Comparable Properties



2/3 Sydney St CLAYTON SOUTH 3169 (REI)

Agent Comments

2
 2
 1

Price: \$782,600

Method: Auction Sale

Date: 25/07/2026

Property Type: Townhouse (Res)



30 Jackson Green Blvd CLAYTON SOUTH 3169 (REI/VG) **Agent Comments**

2
 1
 2

Price: \$730,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)

Land Size: 99 sqm approx



1/74 Scotsburn Av CLAYTON 3168 (REI/VG)

Agent Comments

2
 2
 1

Price: \$780,000

Method: Private Sale

Date: 25/02/2026

Property Type: Townhouse (Res)

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