

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

8 Clarinda Road, Essendon Vic 3040

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Essendon

Period - From 01/01/2025

to 31/12/2025

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	83 Eglinton St MOONEE PONDS 3039	\$1,580,000	20/11/2025
2	12 Grandison St MOONEE PONDS 3039	\$1,646,000	25/10/2025
3	23 Mackay St ESSENDON 3040	\$1,752,500	23/09/2025

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:

18/02/2026 11:18



 3  1  2

Property Type: House (Res)

Land Size: 351 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2025: \$1,800,000

Comparable Properties



83 Eglinton St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,580,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 313 sqm approx



12 Grandison St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,646,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 292 sqm approx



23 Mackay St ESSENDON 3040 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,752,500

Method: Private Sale

Date: 23/09/2025

Property Type: House

Land Size: 304 sqm approx