

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

11 VERBENA BOULEVARD CLYDE VIC 3978

Indicative selling price

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

Single Price

\$823,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Clyde

Period-from

01 Nov 2024

to

31 Oct 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

7 VIOLA CIRCUIT CLYDE VIC 3978	\$700,000	09-Sep-25
40 MINDFUL CIRCUIT CLYDE VIC 3978	\$750,000	27-Aug-25
14 NIGELLA STREET CLYDE VIC 3978	\$800,000	01-Sep-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.~~

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7 VIOLA CIRCUIT CLYDE VIC 3978 Sold Price **\$700,000** Sold Date **09-Sep-25**

 4  2  2

Distance **0.07km**



40 MINDFUL CIRCUIT CLYDE VIC 3978 Sold Price **\$750,000** Sold Date **27-Aug-25**

 4  2  2

Distance **0.2km**



14 NIGELLA STREET CLYDE VIC 3978 Sold Price **\$800,000** Sold Date **01-Sep-25**

 4  3  2

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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