

# 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

18 Rubato Street, Clyde Vic 3978

### Indicative selling price

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

Range between \$690,000

&

\$740,000

### Median sale price

Median price \$695,500

Property Type House

Suburb Clyde

Period - From 08/08/2024

to

07/08/2025

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	6 Wasser St CLYDE 3978	\$729,000	07/08/2025
2	17 Thredbo Cr CLYDE 3978	\$700,000	03/08/2025
3	9 Mocha Gr CLYDE NORTH 3978	\$735,000	29/07/2025

**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:

08/08/2025 17:32



4   
 2   
 2

**Property Type:** House  
**Land Size:** 350 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$690,000 - \$740,000  
**Median House Price**  
 08/08/2024 - 07/08/2025: \$695,500

## Comparable Properties



**6 Wasser St CLYDE 3978 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$729,000  
**Method:** Private Sale  
**Date:** 07/08/2025  
**Property Type:** House



**17 Thredbo Cr CLYDE 3978 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 03/08/2025  
**Property Type:** House



**9 Mocha Gr CLYDE NORTH 3978 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 29/07/2025  
**Property Type:** House  
**Land Size:** 312 sqm approx

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