

## 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  
3 BASELINE WAY 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		or range between	\$739,000	&	\$779,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$705,000	Property type	House	Suburb	Clyde
Period-from	01 Dec 2024	to	30 Nov 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
6 RAVENSWOOD AVENUE CLYDE VIC 3978	760000	02-Nov-25
31 KERNOT PARADE CLYDE VIC 3978	766000	30-Oct-25
23 BASELINE WAY CLYDE VIC 3978	750000	01-Dec-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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**6 RAVENSWOOD AVENUE CLYDE VIC 3978**

4 2 2

Sold Price

**760000** Sold Date **02-Nov-25**

Distance **2.01km**



**31 KERNOT PARADE CLYDE VIC 3978**

4 2 2

Sold Price

**RS 766000 UN** Sold Date **30-Oct-25**

Distance **1.71km**



**23 BASELINE WAY CLYDE VIC 3978**

4 2 2

Sold Price

**RS 750000** Sold Date **01-Dec-25**

Distance **0.12km**

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

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