

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

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.~~

This Statement of Information was prepared on: 11 December 2025


6 RAVENSWOOD AVENUE CLYDE VIC 3978

Sold Price

760000

 Sold Date **02-Nov-25**
 4
  2
  2

 Distance **2.01km**

31 KERNOT PARADE CLYDE VIC 3978

Sold Price

^{RS}**766000** ^{UN}

 Sold Date **30-Oct-25**
 4
  2
  2

 Distance **1.71km**

23 BASELINE WAY CLYDE VIC 3978

Sold Price

^{RS}**750000**

 Sold Date **01-Dec-25**
 4
  2
  2

 Distance **0.12km**
RS = Recent sale

UN = Undisclosed Sale

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