

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 CAXTON CLOSE 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

\$778,000

&

\$848,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde

Period-from

01 Aug 2025

to

31 Jul 2026

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 ABUNDANCE CIRCUIT CLYDE VIC 3978	\$812,000	12-Mar-26
6 MCCLEAN AVENUE CLYDE VIC 3978	\$910,000	21-Apr-26
4 BERNFAE AVENUE CLYDE VIC 3978	\$810,000	12-Jun-26

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: 27 August 2026



7 ABUNDANCE CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price \$812,000 Sold Date 12-Mar-26

Distance **0.24km**



6 MCCLEAN AVENUE CLYDE VIC 3978

4 2 2

Sold Price

\$910,000 Sold Date 21-Apr-26

Distance **0.33km**



4 BERNFAE AVENUE CLYDE VIC 3978

4 2 -

Sold Price

\$810,000 Sold Date 12-Jun-26

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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