

## 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 CLYDE CLOSE TAYLORS HILL VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Oct 2024

to

30 Sep 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 86 JAMIESON TERRACE TAYLORS HILL VIC 3037 | \$691,500 | 18-Aug-25 |
| 1 WATTLETREE DRIVE TAYLORS HILL VIC 3037  | \$700,000 | 02-Jul-25 |
| 3 TASMAN COURT TAYLORS HILL VIC 3037      | \$739,000 | 28-Apr-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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**86 JAMIESON TERRACE TAYLORS HILL VIC 3037**

 3  2  1

Sold Price

<sup>RS</sup>

**\$691,500**

Sold Date

**18-Aug-25**

Distance

**0.11km**



**1 WATTLETREE DRIVE TAYLORS HILL VIC 3037**

 3  2  2

Sold Price

**\$700,000**

Sold Date

**02-Jul-25**

Distance

**0.41km**



**3 TASMAN COURT TAYLORS HILL VIC 3037**

 4  2  2

Sold Price

**\$739,000**

Sold Date

**28-Apr-25**

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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