

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 PELHAM DRIVE 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

\$680,000

&

\$745,000

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

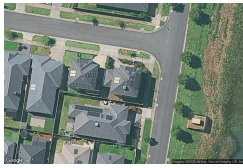
Date of sale

1 GLENDORA AVENUE CLYDE VIC 3978	\$715,000	26-Jun-25
47 ATHLETIC CIRCUIT CLYDE VIC 3978	\$680,000	20-Nov-25
26 EMERY DRIVE CLYDE NORTH VIC 3978	\$680,000	23-May-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: 17 December 2025


1 GLENDORA AVENUE CLYDE VIC 3978

Sold Price

\$715,000

Sold Date

26-Jun-25
 3

 2

 2

Distance

0.93km

47 ATHLETIC CIRCUIT CLYDE VIC 3978

Sold Price

^{RS} **\$680,000**

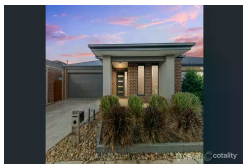
Sold Date

20-Nov-25
 3

 2

 1

Distance

1.24km

26 EMERY DRIVE CLYDE NORTH VIC 3978

Sold Price

\$680,000

Sold Date

23-May-25
 3

 2

 2

Distance

1.39km
RS = Recent sale

UN = Undisclosed Sale

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