

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

30 SINOPIA STREET CLYDE VIC 3978

### 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

\$500,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Land

Suburb

Clyde

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 12 CERULEAN PROMENADE CLYDE VIC 3978         | \$535,700 | 19-Jun-25 |
| LOT 3032 TERRENE STREET CLYDE NORTH VIC 3978 | \$510,000 | 10-Nov-25 |
| LOT 3010 WIRRINDA DRIVE CLYDE NORTH VIC 3978 | \$525,000 | 07-Oct-25 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 September 2026

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|                                      |            |           |           |           |
|--------------------------------------|------------|-----------|-----------|-----------|
| 12 CERULEAN PROMENADE CLYDE VIC 3978 | Sold Price | \$535,700 | Sold Date | 19-Jun-25 |
| -  -  -                              |            |           | Distance  | 0.21km    |

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|                                              |            |           |           |           |
|----------------------------------------------|------------|-----------|-----------|-----------|
| LOT 3032 TERRENE STREET CLYDE NORTH VIC 3978 | Sold Price | \$510,000 | Sold Date | 10-Nov-25 |
| -  -  -                                      |            |           | Distance  | 2.42km    |

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|                                              |            |           |           |           |
|----------------------------------------------|------------|-----------|-----------|-----------|
| LOT 3010 WIRRINDA DRIVE CLYDE NORTH VIC 3978 | Sold Price | \$525,000 | Sold Date | 07-Oct-25 |
| -  -  -                                      |            |           | Distance  | 2.49km    |

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RS = Recent sale      UN = Undisclosed Sale

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