

## 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

35 CORNSILK DRIVE 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

\$779,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 22 PELAGOS DRIVE CLYDE VIC 3978 | \$788,000 | 02-Apr-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: 20 August 2026



**22 PELAGOS DRIVE CLYDE VIC  
3978**

 4  2  2

Sold Price

**\$788,000**

Sold Date

**02-Apr-26**

Distance

**0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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