

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

42 THREDBO CRESCENT 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Clyde

Period-from

01 Aug 2024

to

31 Jul 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

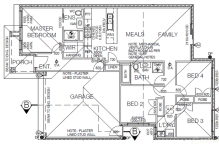
Date of sale

LOT 2254 MULSANNE ROAD CLYDE VIC 3978	\$666,200	03-Jun-25
21 FROME ROAD CLYDE VIC 3978	\$670,100	17-Jul-25
LOT 2236 BOHEMIAN ROAD CLYDE VIC 3978	\$637,000	30-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.~~

This Statement of Information was prepared on: 04 August 2025


**LOT 2254 MULSANNE ROAD
CLYDE VIC 3978**
 3  2  2

Sold Price

\$666,200

Sold Date

03-Jun-25

Distance

0.61km

21 FROME ROAD CLYDE VIC 3978
 3  2  2

Sold Price

^{RS} **\$670,100**

Sold Date

17-Jul-25

Distance

1.42km

**LOT 2236 BOHEMIAN ROAD
CLYDE VIC 3978**
 3  -  -

Sold Price

\$637,000

Sold Date

30-Apr-25

Distance

0.58km
RS = Recent sale

UN = Undisclosed Sale

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