

# 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 56 Crescendo Boulevard, Clyde, VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$639,000

&

\$699,000

### Median sale price

Median price

\$703,500

Property Type

House

Suburb

Clyde (3978)

Period - From

01/11/2024

to

31/10/2025

Source

PropTrack

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|-----------------------------------|-----------|--------------|
| 11 MILFORD STREET, CLYDE VIC 3978 | \$655,000 | 13/05/2025   |
| 22 PIERO STREET, CLYDE VIC 3978   | \$697,000 | 01/08/2025   |
| 5 GIARDINO STREET, CLYDE VIC 3978 | \$675,000 | 19/06/2025   |

This Statement of Information was prepared on: 10/11/2025