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	56 Crescendo Boulevard, Clyde, VIC 3978
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$639,000	&	\$699,000
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Median sale price

Median price	\$703,500		Property Typ	e Hous	е	Suburb	Clyde (3978)
Period - From	01/11/2024	to	31/10/2025	Source	PropTrack		

Comparable property sales

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

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