

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

7 ALICANTE STREET 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

\$749,000

&

\$823,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Clyde

Period-from

01 Sep 2024

to

31 Aug 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

4 INTEGRAL STREET CLYDE VIC 3978	\$765,000	06-Jun-25
49 GALVESTON ROAD CLYDE VIC 3978	\$775,000	20-May-25
7 CHRYSALIS CRESCENT CLYDE VIC 3978	\$802,000	18-Jun-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: 29 September 2025



4 INTEGRAL STREET CLYDE VIC 3978

4 2 2

Sold Price

RS

\$765,000

Sold Date

06-Jun-25

Distance

0.33km



49 GALVESTON ROAD CLYDE VIC 3978

4 2 2

Sold Price

\$775,000

Sold Date

20-May-25

Distance

0.49km



7 CHRYSALIS CRESCENT CLYDE VIC 3978

4 2 2

Sold Price

\$802,000

Sold Date

18-Jun-25

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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