

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 ZION PARADE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Land

Suburb

Clyde

Period-from

01 Mar 2025

to

28 Feb 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

46 SIENNA CRESCENT CLYDE VIC 3978	\$470,000	24-Sep-25
17 VIVACE AVENUE CLYDE VIC 3978	\$460,000	29-Nov-25
18 CALIFORNIA STREET CLYDE VIC 3978	\$460,000	12-Dec-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: 14 March 2026


46 SIENNA CRESCENT CLYDE VIC 3978

Sold Price

\$470,000

 Sold Date **24-Sep-25**
 4  2  2

 Distance **1.47km**

17 VIVACE AVENUE CLYDE VIC 3978

Sold Price

\$460,000

 Sold Date **29-Nov-25**
 4  2  -

 Distance **0.52km**
BUILD DREAM HOUSE
32 meters

18 CALIFORNIA STREET CLYDE VIC 3978

Sold Price

 Sold Date **12-Dec-25**
 -  -  -

 Distance **0.49km**
Titled land EVERGREEN ESTATE

RS = Recent sale

UN = Undisclosed Sale

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