

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

LOT 2950 TODRA 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

\$804,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Clyde

Period-from

01 Dec 2024

to

30 Nov 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

14 AYREDALE STREET CLYDE VIC 3978	\$681,000	26-Mar-25
10 GLENDORA AVENUE CLYDE VIC 3978	\$830,000	01-Jun-25
86 BONA VISTA RISE CLYDE VIC 3978	\$712,500	09-Jul-24

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: 22 December 2025


14 AYREDALE STREET CLYDE VIC 3978

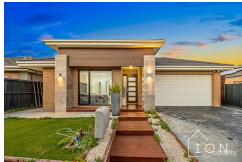
Sold Price

\$681,000

Sold Date

26-Mar-25
 4
  2
  2

Distance

0.14km

10 GLENDORA AVENUE CLYDE VIC 3978

Sold Price

\$830,000

Sold Date

01-Jun-25
 4
  2
  2

Distance

0.13km

86 BONA VISTA RISE CLYDE VIC 3978

Sold Price

\$712,500

Sold Date

09-Jul-24
 4
  2
  2

Distance

0.11km

27 KAMONA STREET CLYDE VIC 3978

Sold Price

\$792,000

Sold Date

19-Oct-24
 4
  2
  2

Distance

0.16km

18 AYREDALE STREET CLYDE VIC 3978

Sold Price

\$670,000

Sold Date

25-Oct-24
 4
  2
  2

Distance

0.16km

19 AYREDALE STREET CLYDE VIC 3978

Sold Price

\$710,000

Sold Date

27-Jun-25
 4
  2
  2

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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21 KAMONA STREET CLYDE VIC 3978

Sold Price

\$815,000

 Sold Date **28-May-25**
 4  2  2

 Distance **0.17km**

9 GLENDORA AVENUE CLYDE VIC 3978

Sold Price

\$840,000

 Sold Date **23-Sep-25**
 4  2  2

 Distance **0.17km**

10 YARRA STREET CLYDE VIC 3978

Sold Price

\$725,425

 Sold Date **26-Mar-25**
 4  2  2

 Distance **0.18km**

12 YARRA STREET CLYDE VIC 3978

Sold Price

 - Sold Date **30-Jan-25**
 4  2  2

 Distance **0.18km**

23 YARRA STREET CLYDE VIC 3978

Sold Price

^{RS} - ^{UN}

 Sold Date **12-Dec-25**
 4  2  2

 Distance **0.2km**

38 KAMONA STREET CLYDE VIC 3978

Sold Price

\$723,000

 Sold Date **12-Jun-25**
 4  2  2

 Distance **0.21km**
RS = Recent sale

UN = Undisclosed Sale

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56 KAMONA STREET CLYDE VIC 3978
 4  2  2

Sold Price

\$650,000

Sold Date

14-Jun-25

Distance

0.23km

58 KAMONA STREET CLYDE VIC 3978
 4  2  2

Sold Price

- Sold Date

04-Jun-25

Distance

0.24km

29 AYREDALE STREET CLYDE VIC 3978
 4  2  2

Sold Price

\$791,000

Sold Date

15-Jun-25

Distance

0.24km

31 AYREDALE STREET CLYDE VIC 3978
 4  2  2

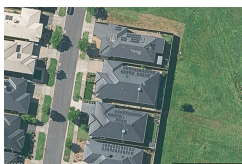
Sold Price

\$665,000

Sold Date

06-Aug-25

Distance

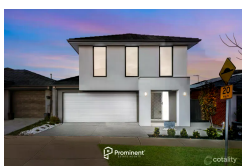
0.25km

32 CAPSTONE STREET CLYDE VIC 3978
 4  2  2

Sold Price

- Sold Date

05-Apr-25

Distance

0.25km

32 BOWLER AVENUE CLYDE VIC 3978
 4  2  2

Sold Price

\$670,000

Sold Date

17-Jul-25

Distance

0.25km

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33 AYREDALE STREET CLYDE VIC 3978

Sold Price

\$637,500

Sold Date

14-Apr-25



4



2



2

Distance

0.26km



**38 GRANDE BELMOND AVENUE
CLYDE VIC 3978**

Sold Price

\$675,000

Sold Date

01-Oct-24



4



2



2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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