

## 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

18 YELLOWSTONE AVENUE CLYDE VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,000

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

79 DEORO PARADE CLYDE NORTH VIC 3978	1050000	15-Jun-25
55 FITZWILLIAM CIRCUIT CLYDE NORTH VIC 3978	1135000	22-Apr-25
32 WATERMAN DRIVE CLYDE VIC 3978	1150000	22-May-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: 01 September 2025



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**79 DEORO PARADE CLYDE NORTH VIC 3978** Sold Price **1050000** Sold Date **15-Jun-25**  
Distance **1.56km**  
4 2 2



**55 FITZWILLIAM CIRCUIT CLYDE NORTH VIC 3978** Sold Price **1135000** Sold Date **22-Apr-25**  
Distance **-**  
4 4 2



**32 WATERMAN DRIVE CLYDE VIC 3978** Sold Price **1150000** Sold Date **22-May-25**  
Distance **1.1km**  
4 2 2

RS = Recent sale      UN = Undisclosed Sale

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