

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Clyde

Period-from

01 Oct 2024

to

30 Sep 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

19 PALOMINO AVENUE CLYDE NORTH VIC 3978	970000	02-Sep-25
2 PROSE STREET CLYDE NORTH VIC 3978	1050000	14-Oct-25
19 SUTIL DRIVE CLYDE NORTH VIC 3978	1100000	20-Oct-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.~~

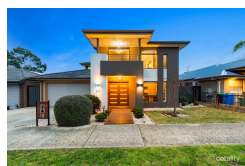
This Statement of Information was prepared on: 24 October 2025

Address: 18 Yellowstone Avenue CLYDE VIC 3978

Land Area: 477 SQM
Building Area: 276.95 SQM = 29.78 sq
Year Built: 2018



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**19 PALOMINO AVENUE CLYDE
NORTH VIC 3978**

Sold Price

^{RS} **970000** Sold Date **02-Sep-25**

4 2 2

Land Area
512 SQM
Building Area
259.38 SQM = 27.89 sq
Year Built
2012

Distance **2.11km**



**2 PROSE STREET CLYDE NORTH
VIC 3978**

Sold Price

^{RS} **1050000** Sold Date **14-Oct-25**

4 2 2

Land Area
444 SQM
Building Area
276.9 SQM = 29.77 sq
Year Built
2022

Distance **2.38km**



**19 SUTIL DRIVE CLYDE NORTH VIC
3978**

Sold Price

^{RS} **1100000** ^{UN} Sold Date **20-Oct-25**

5 3 2

Land Area
448 SQM
Building Area
307 SQM = 33.01 sq
Year Built
2021

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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