

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

6 PAGE COURT 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

\$945,000

&

\$1,039,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

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

3 ARCOLA STREET CLYDE NORTH VIC 3978	\$950,000	17-Feb-26
1 COYOTE ROAD CLYDE NORTH VIC 3978	\$980,000	21-Nov-25
18 KERNOT PARADE CLYDE VIC 3978	\$950,000	08-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.~~

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3 ARCOLA STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price

^{RS} **\$950,000**

Sold Date

17-Feb-26

Distance

3.21km



1 COYOTE ROAD CLYDE NORTH VIC 3978

4 2 2

Sold Price

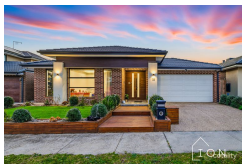
\$980,000

Sold Date

21-Nov-25

Distance

4.41km



18 KERNOT PARADE CLYDE VIC 3978

5 3 2

Sold Price

\$950,000

Sold Date

08-Dec-25

Distance

0.2km



2 PAGE COURT CLYDE VIC 3978

5 3 2

Sold Price

\$1,020,000

Sold Date

28-May-25

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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