

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

3 MEDITERRANEAN 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,750

Property type

House

Suburb

Clyde

Period-from

01 May 2025

to

30 Apr 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

4 BURNETT WAY CLYDE NORTH VIC 3978	\$870,000	11-Mar-26
44 APPLEJACK BOULEVARD CLYDE VIC 3978	\$875,000	21-Feb-26
17 CHESTNUT AVENUE CLYDE VIC 3978	\$858,000	15-Jan-26

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: 13 May 2026

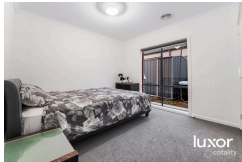


**4 BURNETT WAY CLYDE NORTH
VIC 3978**

4 2 2

Sold Price **\$870,000** Sold Date **11-Mar-26**

Distance **2.33km**



**44 APPLEJACK BOULEVARD
CLYDE VIC 3978**

4 2 2

Sold Price **\$875,000** Sold Date **21-Feb-26**

Distance **0.46km**



**17 CHESTNUT AVENUE CLYDE VIC
3978**

5 2 2

Sold Price **\$858,000** Sold Date **15-Jan-26**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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