

## 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

20 WICKET ROAD 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

\$610,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Clyde

Period-from

01 Jun 2025

to

31 May 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 28 GRANDE BELMOND AVENUE CLYDE VIC 3978 | \$640,000 | 24-Apr-26 |
| 10 FLANKER WAY CLYDE VIC 3978           | \$640,000 | 30-Mar-26 |
| 104 ATHLETIC CIRCUIT CLYDE VIC 3978     | \$615,000 | 20-Apr-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.~~

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**28 GRANDE BELMOND AVENUE  
CLYDE VIC 3978**

3 2 2

Sold Price

**\$640,000**

Sold Date **24-Apr-26**

Distance **0.33km**



**10 FLANKER WAY CLYDE VIC 3978**

4 2 2

Sold Price

Sold Date **30-Mar-26**

Distance **0.33km**



**104 ATHLETIC CIRCUIT CLYDE VIC  
3978**

3 2 1

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date **20-Apr-26**

Distance **0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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