

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

1 VIOLA CIRCUIT 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde

Period-from

01 Aug 2025

to

31 Jul 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

7 VIOLA CIRCUIT CLYDE VIC 3978	\$700,000	09-Sep-25
53 VIOLA CIRCUIT CLYDE VIC 3978	\$710,000	19-Aug-26
9 REEF CIRCUIT CLYDE VIC 3978	\$713,000	29-Mar-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: 27 August 2026



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7 VIOLA CIRCUIT CLYDE VIC 3978 Sold Price **\$700,000** Sold Date **09-Sep-25**

4 2 2

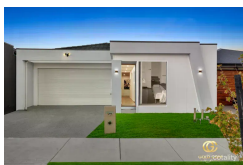
Distance **0.04km**



53 VIOLA CIRCUIT CLYDE VIC 3978 Sold Price ^{RS} **\$710,000** Sold Date **19-Aug-26**

4 2 1

Distance **0.11km**



9 REEF CIRCUIT CLYDE VIC 3978 Sold Price **\$713,000** Sold Date **29-Mar-26**

4 2 2

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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