

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

29 AYREDALE STREET 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Clyde

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

12 INVERLOCH AVENUE CLYDE VIC 3978	760000	01-Apr-25
165 ATHLETIC CIRCUIT CLYDE VIC 3978	730000	18-Mar-25
4 CAXTON CLOSE CLYDE VIC 3978	800000	05-Feb-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: 10 June 2025

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12 INVERLOCH AVENUE CLYDE VIC 3978 Sold Price

760000 Sold Date **01-Apr-25**

 4  2  2

Distance **1.87km**



165 ATHLETIC CIRCUIT CLYDE VIC 3978 Sold Price

730000 Sold Date **18-Mar-25**

 4  2  2

Distance **0.44km**



4 CAXTON CLOSE CLYDE VIC 3978 Sold Price

800000 Sold Date **05-Feb-25**

 4  2  2

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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