

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

8 CODA WAY 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

\$685,000

&

\$750,000

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

6 THREDBO CRESCENT CLYDE VIC 3978	\$691,000	24-Aug-26
9 TRAPANI STREET CLYDE VIC 3978	\$728,000	08-Jul-26
9 PALERMO STREET CLYDE VIC 3978	\$750,000	27-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.~~

This Statement of Information was prepared on: 29 August 2026

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6 THREDBO CRESCENT CLYDE VIC 3978 Sold Price ^{RS} **\$691,000** ^{UN} Sold Date **24-Aug-26**

 4  2  2

Distance **0.2km**



9 TRAPANI STREET CLYDE VIC 3978 Sold Price **\$728,000** Sold Date **08-Jul-26**

 4  2  2

Distance **0.77km**



9 PALERMO STREET CLYDE VIC 3978 Sold Price **\$750,000** Sold Date **27-Apr-26**

 4  2  2

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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