

## 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

5 PUNT WAY 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

\$699,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Clyde

Period-from

01 Jul 2024

to

30 Jun 2025

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 ATHLETIC CIRCUIT CLYDE VIC 3978	\$733,000	10-Jun-25
38 KAMONA STREET CLYDE VIC 3978	\$723,000	12-Jun-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: 22 July 2025


**4 ATHLETIC CIRCUIT CLYDE VIC  
3978**
 4   
  2   
  2

Sold Price

**\$733,000**

Sold Date

**10-Jun-25**

Distance

**0.29km**

**38 KAMONA STREET CLYDE VIC  
3978**
 4   
  2   
  2

Sold Price

**\$723,000**

Sold Date

**12-Jun-25**

Distance

**0.38km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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