

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 ABUNDANCE 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

\$729,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,500

Property type

House

Suburb

Clyde

Period-from

01 Jan 2025

to

31 Dec 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

19 RAVENSWOOD AVENUE CLYDE VIC 3978	\$790,000	05-Dec-25
10 WESTBOURNE STREET CLYDE NORTH VIC 3978	\$795,000	28-Oct-25
31 KERNOT PARADE CLYDE VIC 3978	\$766,000	30-Oct-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: 16 January 2026


19 RAVENSWOOD AVENUE CLYDE VIC 3978

Sold Price

^{RS}
\$790,000

Sold Date

05-Dec-25


Distance

0.34km

10 WESTBOURNE STREET CLYDE NORTH VIC 3978

Sold Price

\$795,000

Sold Date

28-Oct-25


Distance

0.42km

31 KERNOT PARADE CLYDE VIC 3978

Sold Price

\$766,000

Sold Date

30-Oct-25


Distance

0.54km
RS = Recent sale

UN = Undisclosed Sale

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