

## 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

215 ERNSTBROOK DRIVE 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

\$720,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$713,750

Property type

House

Suburb

Clyde

Period-from

01 May 2025

to

30 Apr 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 CACTUS DRIVE CLYDE VIC 3978	\$720,000	24-Jun-25
4 CACTUS DRIVE CLYDE VIC 3978	\$725,000	10-Feb-25
59 REEF CIRCUIT CLYDE VIC 3978	\$710,000	07-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: 09 May 2026



**7 CACTUS DRIVE CLYDE VIC 3978** Sold Price **\$720,000** Sold Date **24-Jun-25**

4 2 2

Distance **0.29km**



**4 CACTUS DRIVE CLYDE VIC 3978** Sold Price **\$725,000** Sold Date **10-Feb-25**

4 2 2

Distance **0.3km**



**59 REEF CIRCUIT CLYDE VIC 3978** Sold Price **\$710,000** Sold Date **07-Oct-25**

3 2 1

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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