

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

9 RUBATO 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

\$630,000

&

\$690,000

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

5 CODA WAY CLYDE VIC 3978	\$680,000	21-Jan-26
7 ABBEYHILL STREET CLYDE VIC 3978	\$661,000	10-Dec-25
65 WATERMAN DRIVE CLYDE VIC 3978	\$660,000	01-Dec-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: 27 January 2026

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5 CODA WAY CLYDE VIC 3978

 Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **21-Jan-26**
 3  2  2

 Distance **0.43km**

7 ABBEYHILL STREET CLYDE VIC 3978

 Sold Price ^{RS} **\$661,000** Sold Date **10-Dec-25**
 3  2  2

 Distance **2.3km**

65 WATERMAN DRIVE CLYDE VIC 3978

 Sold Price **\$660,000** Sold Date **01-Dec-25**
 3  2  2

 Distance **3.06km**
RS = Recent sale

UN = Undisclosed Sale

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