Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	50 Viola Circuit Clyde, 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	$850,000

Median sale price

Median price	$700,000	Property Type	HOUSE	Suburb	CLYDE
Period - From	01-Jul-2024	to	30-Jun-2025	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	31 Follett Boulevard, Clyde	$740,000	03-Jun-2025
2	8 Caxton Close, Clyde	$885,000	26-Jun-2025
3	6 Frodo Circuit, Clyde	$815,000	16-Jun-2025

This statement of information was prepared on 14-Oct-2025 at 5:11:24 PM AEDT