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	7 ALICANTE 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	$749,000	&	$823,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Clyde
Period-from	01 Sep 2024	to	31 Aug 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.

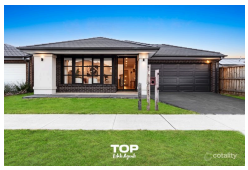
Address of comparable property	Price	Date of sale
4 INTEGRAL STREET CLYDE VIC 3978	$765,000	06-Jun-25
49 GALVESTON ROAD CLYDE VIC 3978	$775,000	20-May-25
7 CHRYSALIS CRESCENT CLYDE VIC 3978	$802,000	18-Jun-25

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: 29 September 2025

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4 INTEGRAL STREET CLYDE VIC 3978

4 2 2

Sold Price RS **$765,000** Sold Date **06-Jun-25**

Distance **0.33km**



49 GALVESTON ROAD CLYDE VIC 3978

4 2 2

Sold Price **$775,000** Sold Date **20-May-25**

Distance **0.49km**



7 CHRYSALIS CRESCENT CLYDE VIC 3978

4 2 2

Sold Price **$802,000** Sold Date **18-Jun-25**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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