

## 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

27 CANYON AVENUE 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

\$975,000

&

\$999,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Clyde

Period-from

01 Aug 2024

to

31 Jul 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

3 ROTHESAY AVENUE CLYDE VIC 3978	\$971,000	20-Oct-24
28 WATERMAN DRIVE CLYDE VIC 3978	\$965,000	04-Aug-25
35 LOTHBURY DRIVE CLYDE NORTH VIC 3978	\$980,000	06-Feb-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: 25 August 2025



### 3 ROTHESAY AVENUE CLYDE VIC 3978

Sold Price

**\$971,000**

Sold Date **20-Oct-24**
 4  2  2

Distance **0.5km**


### 28 WATERMAN DRIVE CLYDE VIC 3978

Sold Price

<sup>RS</sup> **\$965,000**

Sold Date **04-Aug-25**
 4  2  2

Distance **0.52km**


### 35 LOTHBURY DRIVE CLYDE NORTH VIC 3978

Sold Price

**\$980,000**

Sold Date **06-Feb-25**
 5  2  2

Distance **0.55km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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