

## 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

48 CONCERTO STREET 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

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Clyde

Period-from

01 Apr 2025

to

31 Mar 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

40 CONCERTO STREET CLYDE VIC 3978	\$1,170,000	24-Feb-26
3 NOCTURNE AVENUE CLYDE VIC 3978	\$880,000	13-May-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: 14 April 2026



**40 CONCERTO STREET CLYDE VIC** Sold Price **\$1,170,000** Sold Date **24-Feb-26**  
**3978**

 5  3  2

Distance **0.05km**



**3 NOCTURNE AVENUE CLYDE VIC** Sold Price **\$880,000** Sold Date **13-May-25**  
**3978**

 4  2  2

Distance **0.26km**

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

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