

## 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

19 REEF CIRCUIT 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

\$725,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$713,750

Property type

House

Suburb

Clyde

Period-from

01 May 2025

to

30 Apr 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

9 PALERMO STREET CLYDE VIC 3978	\$750,000	13-May-26
16 WONDER AVENUE CLYDE NORTH VIC 3978	\$770,000	16-Apr-26
25 BELLAVITA AVENUE CLYDE VIC 3978	\$745,000	23-Jan-26

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: 15 May 2026



**9 PALERMO STREET CLYDE VIC 3978**

 4  2  2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date **13-May-26**

Distance **0.5km**



**16 WONDER AVENUE CLYDE NORTH VIC 3978**

 5  2  2

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date **16-Apr-26**

Distance **0.57km**



**25 BELLAVITA AVENUE CLYDE VIC 3978**

 4  2  2

Sold Price

**\$745,000**

Sold Date **23-Jan-26**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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