

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

16 AMADEUS 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

\$758,000

&

\$828,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,750

Property type

House

Suburb

Clyde

Period-from

01 Jun 2025

to

31 May 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

105 CARRERA CRESCENT CLYDE VIC 3978	\$825,000	27-Nov-25
10 VERDON STREET CLYDE VIC 3978	\$814,900	19-Feb-26
312 BELLAVITA AVENUE CLYDE VIC 3978	\$869,900	27-Feb-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: 04 June 2026

Linda Hendrie

M 0407 183 806

E linda.hendrie@hockingstuart.com



105 CARRERA CRESCENT CLYDE VIC 3978

Sold Price

\$825,000

Sold Date

27-Nov-25

4 3 2

Distance

0.15km



10 VERDON STREET CLYDE VIC 3978

Sold Price

\$814,900

Sold Date

19-Feb-26

4 2 2

Distance

0.51km



312 BELLAVITA AVENUE CLYDE VIC 3978

Sold Price

\$869,900

Sold Date

27-Feb-26

4 2 2

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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