

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

18 Rubato Street, Clyde Vic 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$760,000

Median sale price

Median price \$695,000 Property Type House Suburb Clyde

Period - From 25/07/2024 to 24/07/2025 Source Property Data

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 six 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
1	14 Lavello St CLYDE 3978	\$746,000	24/06/2025
2	12 Nigella St CLYDE 3978	\$755,000	18/06/2025
3	4 Integral St CLYDE 3978	\$745,000	06/06/2025

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 six months.~~

This Statement of Information was prepared on:

25/07/2025 15:56



Property Type: Land
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$760,000
Median House Price
25/07/2024 - 24/07/2025: \$695,000

Comparable Properties



14 Lavello St CLYDE 3978 (REI/VG)

Agent Comments



Price: \$746,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 350 sqm approx



12 Nigella St CLYDE 3978 (VG)

Agent Comments



Price: \$755,000
Method: Sale
Date: 18/06/2025
Property Type: House (Res)
Land Size: 448 sqm approx



4 Integral St CLYDE 3978 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 06/06/2025
Property Type: House
Land Size: 392 sqm approx