

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

2 CACTUS DRIVE 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

\$665,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde

Period-from

01 Sep 2025

to

31 Aug 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 TRAPANI STREET CLYDE VIC 3978	\$728,000	08-Jul-26
18 MISSISSIPPI AVENUE CLYDE VIC 3978	\$725,000	12-Aug-26
16 ANDANTE CRESCENT CLYDE VIC 3978	\$700,000	31-Aug-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: 02 September 2026


9 TRAPANI STREET CLYDE VIC 3978

 4
  2
  2

Sold Price

\$728,000

Sold Date

08-Jul-26

Distance

0.68km


18 MISSISSIPPI AVENUE CLYDE VIC 3978

 4
  2
  2

Sold Price

^{RS} **\$725,000**

Sold Date

12-Aug-26

Distance

0.63km


16 ANDANTE CRESCENT CLYDE VIC 3978

 4
  2
  2

Sold Price

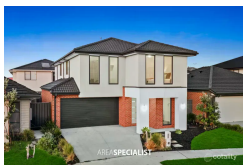
^{RS} **\$700,000**

Sold Date

31-Aug-26

Distance

0.98km


14 CARNELIAN CIRCUIT CLYDE NORTH VIC 3978

 4
  2
  2

Sold Price

\$730,000

Sold Date

09-Jul-26

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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