

## 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

40 MINDFUL CIRCUIT CLYDE VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Clyde

Period-from

01 Jul 2024

to

30 Jun 2025

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

4 INTEGRAL STREET CLYDE VIC 3978	\$765,000	06-Jun-25
12 NIGELLA STREET CLYDE VIC 3978	\$755,000	18-Jun-25
11 DANUBE ROAD CLYDE VIC 3978	\$710,000	19-Mar-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.~~

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#### 4 INTEGRAL STREET CLYDE VIC 3978

4 2 2

Sold Price

<sup>RS</sup> **\$765,000** Sold Date **06-Jun-25**

Distance **0.32km**



#### 12 NIGELLA STREET CLYDE VIC 3978

4 2 2

Sold Price

**\$755,000** Sold Date **18-Jun-25**

Distance **0.46km**



#### 11 DANUBE ROAD CLYDE VIC 3978

4 2 2

Sold Price

**\$710,000** Sold Date **19-Mar-25**

Distance **0.61km**

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

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