

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 SINOPIA 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Land

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 five kilometres of the property for sale in the last 18 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

12 CERULEAN PROMENADE CLYDE VIC 3978	\$535,700	19-Jun-25
LOT 3032 TERRENE STREET CLYDE NORTH VIC 3978	\$510,000	10-Nov-25
LOT 3010 WIRRINDA DRIVE CLYDE NORTH VIC 3978	\$525,000	07-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 September 2026

12 CERULEAN PROMENADE CLYDE VIC 3978	Sold Price	\$535,700	Sold Date	19-Jun-25
- - -			Distance	0.21km

LOT 3032 TERRENE STREET CLYDE NORTH VIC 3978	Sold Price	\$510,000	Sold Date	10-Nov-25
- - -			Distance	2.42km

LOT 3010 WIRRINDA DRIVE CLYDE NORTH VIC 3978	Sold Price	\$525,000	Sold Date	07-Oct-25
- - -			Distance	2.49km

RS = Recent sale UN = Undisclosed Sale

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