

## 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

20 MIMOSA GRANGE CLYDE VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$699,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

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

9 PALERMO STREET CLYDE VIC 3978	\$750,000	05-Jun-26
109 RIVERLAND ROAD CLYDE VIC 3978	\$750,000	25-May-26
18 EILDON AVENUE CLYDE VIC 3978	\$739,900	24-Mar-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: 10 June 2026


**9 PALERMO STREET CLYDE VIC 3978**
 4  2  2

Sold Price

<sup>RS</sup> **\$750,000**

 Sold Date **05-Jun-26**

 Distance **0.37km**

**109 RIVERLAND ROAD CLYDE VIC 3978**
 4  2  2

Sold Price

 Sold Date **25-May-26**

 Distance **1.06km**

**18 EILDON AVENUE CLYDE VIC 3978**
 4  2  -

Sold Price

<sup>RS</sup> **\$739,900**

 Sold Date **24-Mar-26**

 Distance **1.64km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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