

## 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

50 GARRARD CRESCENT 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

\$880,000

&

\$960,000

### 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

3 CULTIVATION CIRCUIT CLYDE VIC 3978	\$800,000	21-May-25
27 SWANSTON STREET CLYDE VIC 3978	\$1,360,000	10-Jan-25
26 WATERMAN DRIVE CLYDE VIC 3978	\$1,350,000	27-Jun-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.~~

This Statement of Information was prepared on: 11 June 2026



**3 CULTIVATION CIRCUIT CLYDE VIC 3978**

 4  2  2

Sold Price **\$800,000** Sold Date **21-May-25**

Distance **0.35km**



**27 SWANSTON STREET CLYDE VIC 3978**

 5  3  4

Sold Price **\$1,360,000** Sold Date **10-Jan-25**

Distance **0.36km**



**26 WATERMAN DRIVE CLYDE VIC 3978**

 4  2  2

Sold Price **\$1,350,000** Sold Date **27-Jun-25**

Distance **0.38km**

RS = Recent sale      UN = Undisclosed Sale

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