

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	53 BELLMAN AVENUE CLYDE VIC 3978
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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	\$745,000	&	\$795,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Property type	House	Suburb	Clyde
Period-from	01 Oct 2024	to	30 Sep 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
20 ROTARY STREET CLYDE VIC 3978	\$790,000	24-Jul-25
5 CULTIVATION CIRCUIT CLYDE VIC 3978	\$790,000	02-Sep-25
10 SCENIC AVENUE CLYDE VIC 3978	\$805,000	18-Aug-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: 23 October 2025

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20 ROTARY STREET CLYDE VIC 3978

4 2 2

Sold Price

^{RS} **\$790,000** Sold Date 24-Jul-25

Distance 0.71km



5 CULTIVATION CIRCUIT CLYDE VIC 3978

4 3 2

Sold Price

\$790,000 Sold Date 02-Sep-25

Distance 0.92km



10 SCENIC AVENUE CLYDE VIC 3978

4 2 2

Sold Price

\$805,000 Sold Date 18-Aug-25

Distance 1.51km

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

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