

## 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

21 MAGIAS CIRCUIT 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

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Clyde

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 DAPHNE WALK CLYDE VIC 3978	\$570,000	04-Mar-25
11 SALT BREEZE CIRCUIT CLYDE VIC 3978	\$575,000	12-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.

This Statement of Information was prepared on: 18 June 2025



**9 DAPHNE WALK CLYDE VIC 3978** Sold Price **\$570,000** Sold Date **04-Mar-25**

 3  2  2

Distance **0.04km**



**11 SALT BREEZE CIRCUIT CLYDE VIC 3978** Sold Price **\$575,000** Sold Date **12-Mar-25**

 3  2  2

Distance **0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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