

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

6 WHINSTONE AVENUE 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Clyde

Period-from

01 May 2025

to

30 Apr 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

8 WHINSTONE AVENUE CLYDE VIC 3978	\$800,000	10-Dec-25
12 FRESHMAN AVENUE CLYDE VIC 3978	\$820,000	24-Nov-25
63 AINTREE CLOSE CLYDE VIC 3978	\$773,000	27-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: 06 May 2026



8 WHINSTONE AVENUE CLYDE VIC 3978 Sold Price **\$800,000** Sold Date **10-Dec-25**

 4
  2
  2

Distance **0.01km**



12 FRESHMAN AVENUE CLYDE VIC 3978 Sold Price **\$820,000** Sold Date **24-Nov-25**

 4
  2
  2

Distance **0.44km**



63 AINTREE CLOSE CLYDE VIC 3978 Sold Price **\$773,000** Sold Date **27-Aug-25**

 4
  2
  2

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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