

# 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

9 Trapani Street, Clyde, Vic 3978


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$729,000 & \$779,000

### Median sale price

Median price \$715,350 Property type *House* Suburb Clyde

Period - From 01/04/2025 to 31/03/2026 Source  PropTrack

### 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 six 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
25 Bellavita Avenue, Clyde, VIC 3978	\$745,000	23/01/2026
24 Piero Street, Clyde, VIC 3978	\$725,000	08/11/2025
23 Bellavita Avenue, Clyde, VIC 3978	\$775,000	16/01/2026

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 six months.~~

This Statement of Information was prepared on: 20/04/2026