

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 52 Pyrenees Road, Clyde, VIC 3978

### Indicative selling price

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

Single Price \$700,000

### Median sale price

Median price \$721,000 Property Type House Suburb Clyde (3978)

Period - From 01/06/2025 to 31/05/2026 Source realestate.com.au

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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 EILDON AVENUE, CLYDE VIC 3978	\$769,000	08/06/2026
25 NOIR STREET, CLYDE VIC 3978	\$835,000	27/05/2026
24 CORNSILK DRIVE, CLYDE VIC 3978	\$800,000	22/05/2026

This Statement of Information was prepared on: 09/06/2026