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<br>Including suburb and postcode | 27 GALVESTON ROAD 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 | $570,000 | & | $627,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $695,000 | Property type | House | Suburb | Clyde |
| Period-from | 01 Aug 2024 | to | 31 Jul 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 |
|---|---|---|
| 31 MISSISSIPPI AVENUE CLYDE VIC 3978 | $625,000 | 14-Apr-25 |
| 55 PELAGOS DRIVE CLYDE VIC 3978 | $617,000 | 22-May-25 |
| 5 ABBEYHILL STREET CLYDE VIC 3978 | $620,000 | 09-Apr-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: 01 August 2025

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**31 MISSISSIPPI AVENUE CLYDE VIC 3978**

3 2 1

Sold Price **$625,000** Sold Date **14-Apr-25**

Distance **0.15km**



**55 PELAGOS DRIVE CLYDE VIC 3978**

3 2 1

Sold Price **$617,000** Sold Date **22-May-25**

Distance **0.39km**



**5 ABBEYHILL STREET CLYDE VIC 3978**

3 2 1

Sold Price **$620,000** Sold Date **09-Apr-25**

Distance **0.99km**

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

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