

## 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

26 CHERRY TREE LANE 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,000

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

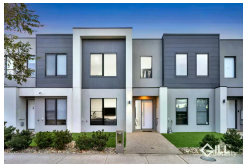
|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 5A THOROUGHbred DRIVE CLYDE NORTH VIC 3978 | \$615,000 | 30-Jun-25 |
| 11 WICKET ROAD CLYDE VIC 3978              | \$608,000 | 23-Jun-25 |
| 10 EASTVIEW TERRACE CLYDE VIC 3978         | \$615,000 | 03-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: 27 August 2025

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**5A THOROUGHbred DRIVE CLYDE NORTH VIC 3978** Sold Price

<sup>RS</sup> **\$615,000** Sold Date **30-Jun-25**

 3  2  2

Distance **0.23km**



**11 WICKET ROAD CLYDE VIC 3978** Sold Price

**\$608,000** Sold Date **23-Jun-25**

 3  2  2

Distance **1.99km**



**10 EASTVIEW TERRACE CLYDE VIC 3978** Sold Price

**\$615,000** Sold Date **03-Apr-25**

 4  2  2

Distance **0.85km**

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

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