

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

60 KAMONA STREET 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Clyde

Period-from

01 Mar 2025

to

28 Feb 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

16 BOWLER AVENUE CLYDE VIC 3978	\$675,000	14-Nov-25
20 ATHLETIC CIRCUIT CLYDE VIC 3978	\$715,000	05-Nov-25
37 CRITERION WAY CRANBOURNE EAST VIC 3977	\$730,000	06-Mar-26

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.~~

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16 BOWLER AVENUE CLYDE VIC 3978

Sold Price

\$675,000

Sold Date

14-Nov-25

 3  2  2

Distance

0.31km



20 ATHLETIC CIRCUIT CLYDE VIC 3978

Sold Price

\$715,000

Sold Date

05-Nov-25

 3  2  2

Distance

0.59km



37 CRITERION WAY CRANBOURNE EAST VIC 3977

Sold Price

^{RS} **\$730,000**

Sold Date

06-Mar-26

 3  2  2

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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