

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

11 COTTLE DRIVE 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Clyde

Period-from

01 Apr 2025

to

31 Mar 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

37 CHESNEY CIRCUIT CLYDE VIC 3978	\$720,000	13-Oct-25
32 BONA VISTA RISE CLYDE VIC 3978	\$730,000	07-Dec-25
13 COTTLE DRIVE CLYDE VIC 3978	\$655,000	28-Feb-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: 07 April 2026



37 CHESNEY CIRCUIT CLYDE VIC 3978

Sold Price

\$720,000

Sold Date

13-Oct-25

 4  2  2

Distance

0.14km



32 BONA VISTA RISE CLYDE VIC 3978

Sold Price

\$730,000

Sold Date

07-Dec-25

 4  2  2

Distance

0.2km



13 COTTLE DRIVE CLYDE VIC 3978

Sold Price

\$655,000

Sold Date

28-Feb-25

 4  2  2

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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