

## 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

16 ANDANTE CRESCENT 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

\$729,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$713,750

Property type

House

Suburb

Clyde

Period-from

01 May 2025

to

30 Apr 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 28 BELLAVITA AVENUE CLYDE VIC 3978 | \$735,000 | 11-Nov-25 |
| 25 BELLAVITA AVENUE CLYDE VIC 3978 | \$745,000 | 23-Jan-26 |
| 11 BALLAD STREET CLYDE VIC 3978    | \$745,000 | 20-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.~~

This Statement of Information was prepared on: 07 May 2026



**28 BELLAVITA AVENUE CLYDE VIC** Sold Price **3978**

<sup>RS</sup> **\$735,000** <sup>UN</sup>

Sold Date **11-Nov-25**

 4  2  2

Distance **0.48km**



**25 BELLAVITA AVENUE CLYDE VIC** Sold Price **3978**

**\$745,000** Sold Date **23-Jan-26**

 4  2  2

Distance **0.53km**



**11 BALLAD STREET CLYDE VIC**

Sold Price

Sold Date **20-Mar-26**

 4  2  2

Distance **0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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