

# 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  
22 Switch Street, Clyde, VIC 3978

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range      \$749,000      &      \$799,000

### Median sale price

Median price      \$705,000      Property Type      House      Suburb      Clyde (3978)

Period - From      01/01/2025      to      31/01/2026      Source      PropTrack

### Comparable property sales

A      These are the three properties sold within two kilometres of the property for sale in the last six 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
23 BASELINE WAY, CLYDE VIC 3978	\$750,000	01/12/2025
2 CATCH STREET, CLYDE VIC 3978	\$752,000	23/09/2025
31 KERNOT PARADE, CLYDE VIC 3978	\$766,000	30/10/2025

This Statement of Information was prepared on: 06/02/2026