

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

46 SCENERY DRIVE CLYDE NORTH 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2025

to

31 Jul 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

13 ZEBU DRIVE CLYDE NORTH VIC 3978	\$645,000	30-Jul-26
11 MAKALU CIRCUIT CLYDE NORTH VIC 3978	\$651,000	15-May-26
68 STATURE AVENUE CLYDE NORTH VIC 3978	\$655,000	06-Aug-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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13 ZEBU DRIVE CLYDE NORTH VIC 3978 Sold Price ^{RS} **\$645,000** ^{UN} Sold Date **30-Jul-26**
Distance **0.95km**

3 2 2



11 MAKALU CIRCUIT CLYDE NORTH VIC 3978 Sold Price **\$651,000** Sold Date **15-May-26**
Distance **1km**

3 2 2



68 STATURE AVENUE CLYDE NORTH VIC 3978 Sold Price ^{RS} **\$655,000** Sold Date **06-Aug-26**
Distance **1.08km**

3 2 2

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

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