

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

4 CORROBOREE STREET 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$734,200

Property type

House

Suburb

Clyde North

Period-from

01 Nov 2024

to

31 Oct 2025

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

7 MOUNTJOY CIRCUIT CLYDE NORTH VIC 3978	\$836,000	08-Jun-25
44 KHAN BOULEVARD CLYDE NORTH VIC 3978	\$810,000	03-Aug-25
18 LACE MONITOR CIRCUIT CLYDE NORTH VIC 3978	\$781,000	03-Aug-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: 27 November 2025



7 MOUNTJOY CIRCUIT CLYDE NORTH VIC 3978

4 2 2

Sold Price **\$836,000** Sold Date **08-Jun-25**

Distance **1.04km**



44 KHAN BOULEVARD CLYDE NORTH VIC 3978

4 2 2

Sold Price **\$810,000** Sold Date **03-Aug-25**

Distance **0.58km**



18 LACE MONITOR CIRCUIT CLYDE NORTH VIC 3978

4 2 2

Sold Price **\$781,000** Sold Date **03-Aug-25**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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