

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 ROCKDALE ROAD 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,500

Property type

Land

Suburb

Clyde North

Period-from

01 Feb 2025

to

31 Jan 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

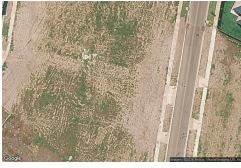
Date of sale

8 SCHOLTZ DRIVE CLYDE NORTH VIC 3978	\$540,000	27-Nov-25
15 MONOCOT AVENUE CLYDE NORTH VIC 3978	\$510,000	19-Nov-25
23 MONOCOT AVENUE CLYDE NORTH VIC 3978	\$510,000	23-Oct-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: 01 February 2026



**8 SCHOLTZ DRIVE CLYDE NORTH
VIC 3978**

Sold Price **\$540,000** Sold Date **27-Nov-25**

- - -

Distance **1.36km**



**15 MONOCOT AVENUE CLYDE
NORTH VIC 3978**

Sold Price **\$510,000** Sold Date **19-Nov-25**

- - -

Distance **0.72km**



**23 MONOCOT AVENUE CLYDE
NORTH VIC 3978**

Sold Price

Sold Date **23-Oct-25**

4 3 2

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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