

## 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

29 PAMPLONA WAY CLYDE NORTH 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

or range  
between

\$899,000

&

\$988,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,000

Property type

House

Suburb

Clyde North

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

6 PAGE COURT CLYDE VIC 3978	\$985,000	17-Apr-26
28 WATERMAN DRIVE CLYDE VIC 3978	\$965,000	07-Jul-25
5 RANDALL AVENUE CLYDE NORTH VIC 3978	\$950,000	30-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: 29 May 2026

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**6 PAGE COURT CLYDE VIC 3978**

Sold Price

<sup>RS</sup>

**\$985,000**

Sold Date

**17-Apr-26**

 4  2  2

Distance

**1.7km**



**28 WATERMAN DRIVE CLYDE VIC 3978**

Sold Price

**\$965,000**

Sold Date

**07-Jul-25**

 4  2  2

Distance

**1.51km**



**5 RANDALL AVENUE CLYDE NORTH VIC 3978**

Sold Price

**\$950,000**

Sold Date

**30-Mar-26**

 4  2  2

Distance

**0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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