

## 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

1 CHIANINA LANE 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

\$1,050,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2025

to

30 Jun 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 10 PRESCOTT DRIVE CRANBOURNE NORTH VIC 3977  | \$1,210,000 | 20-Jan-26 |
| 11 THISTLE DRIVE CLYDE NORTH VIC 3978        | \$1,030,000 | 25-Jan-26 |
| 53 PORTOBELLO BOULEVARD CLYDE NORTH VIC 3978 | \$1,320,000 | 22-Jan-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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Yogi Patel  
P 1300 255 283  
M 0451719161  
E yogi.patel@allavenues.com.au



**10 PRESCOTT DRIVE  
CRANBOURNE NORTH VIC 3977**

5 3 2

Sold Price **\$1,210,000** Sold Date **20-Jan-26**

Distance **1.58km**



**11 THISTLE DRIVE CLYDE NORTH  
VIC 3978**

4 3 2

Sold Price **\$1,030,000** Sold Date **25-Jan-26**

Distance **1.83km**



**53 PORTOBELLO BOULEVARD  
CLYDE NORTH VIC 3978**

5 4 2

Sold Price **\$1,320,000** Sold Date **22-Jan-26**

Distance **1.95km**

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

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