

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$970,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2025

to

31 Aug 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 LANGSHAN ROAD CLYDE NORTH VIC 3978	\$900,000	23-Apr-26
23 SALAMANCA DRIVE CLYDE NORTH VIC 3978	\$1,390,000	28-May-26
75 GATOR ESPLANADE CLYDE NORTH VIC 3978	\$1,490,000	15-Apr-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: 11 September 2026

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**8 LANGSHAN ROAD CLYDE
NORTH VIC 3978**

4 3 2

Sold Price **\$900,000** Sold Date **23-Apr-26**

Distance **0.1km**



**23 SALAMANCA DRIVE CLYDE
NORTH VIC 3978**

5 5 2

Sold Price **\$1,390,000** Sold Date **28-May-26**

Distance **1.26km**



**75 GATOR ESPLANADE CLYDE
NORTH VIC 3978**

5 5 2

Sold Price **\$1,490,000** Sold Date **15-Apr-26**

Distance **1.75km**

RS = Recent sale UN = Undisclosed Sale

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