

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
15 ARCOLA 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 \$1,199,000 & \$1,299,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Clyde North
Period-from <input type="text"/> 01 Jun 2024	to <input type="text"/> 31 May 2025	Source <input type="text"/> Corelogic

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
2 TRAIPSE COURT CLYDE NORTH VIC 3978	\$1,330,000	19-Jun-25
15 MUTURU STREET CLYDE NORTH VIC 3978	\$1,250,000	12-May-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: 30 June 2025

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2 TRAIPSE COURT CLYDE NORTH Sold Price ^{RS} \$1,330,000 Sold Date 19-Jun-25
VIC 3978

5 5 4

Distance 1.42km



15 MUTURU STREET CLYDE NORTH Sold Price ^{RS} \$1,250,000 Sold Date 12-May-25
VIC 3978

5 3 2

Distance 1.95km

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

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