

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

8 CLOVIS AVENUE 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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2024

to

30 Jun 2025

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 OBSERVATORY STREET CLYDE NORTH VIC 3978	\$800,000	27-May-25
28 GRAZIERS CRESCENT CLYDE NORTH VIC 3978	\$812,000	08-Mar-25
7 HOLGATE AVENUE CLYDE NORTH VIC 3978	\$835,000	06-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: 22 July 2025


**6 OBSERVATORY STREET CLYDE
NORTH VIC 3978**

 4
  2
  2

Sold Price

^{RS}
\$800,000

Sold Date

27-May-25

Distance

1.5km

**28 GRAZIER'S CRESCENT CLYDE
NORTH VIC 3978**

 4
  2
  2

Sold Price

\$812,000

Sold Date

08-Mar-25

Distance

1.88km

**7 HOLGATE AVENUE CLYDE
NORTH VIC 3978**

 4
  2
  2

Sold Price

\$835,000

Sold Date

06-May-25

Distance

1.06km
RS = Recent sale

UN = Undisclosed Sale

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