

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

9 BASALT DRIVE 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

\$700,000

&

\$770,000

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

4 BARLEY CRESCENT CLYDE NORTH VIC 3978	\$790,888	08-May-25
20 MANOORA AVENUE CLYDE NORTH VIC 3978	\$730,000	06-Jun-25
32 NOAH ROAD CLYDE NORTH VIC 3978	\$755,000	15-Apr-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: 24 July 2025

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4 BARLEY CRESCENT CLYDE NORTH VIC 3978

 4
  2
  2

Sold Price **\$790,888** Sold Date **08-May-25**

Distance **0.47km**



20 MANOORA AVENUE CLYDE NORTH VIC 3978

 3
  2
  2

Sold Price **\$730,000** Sold Date **06-Jun-25**

Distance **0.6km**



32 NOAH ROAD CLYDE NORTH VIC 3978

 4
  2
  2

Sold Price **\$755,000** Sold Date **15-Apr-25**

Distance **1km**

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

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