

## 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 Cavern Boulevard, 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)

Price Range \$959,000 & \$1,054,900

### Median sale price

Median price \$750,000 Property Type House Suburb Clyde North (3978)

Period - From 01/04/2025 to 31/03/2026 Source pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
49 GOLDEN GATE DRIVE, CLYDE NORTH VIC 3978	\$996,000	05/03/2026
6 CHAGALL PARADE, CLYDE NORTH VIC 3978	\$1,052,500	25/02/2026
15 SHEARJOY LOOP, CLYDE NORTH VIC 3978	\$960,000	16/11/2025

This Statement of Information was prepared on: 07/05/2026