

## 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 47 Villa Doria Drive, 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

\$729,000

&

\$779,000

### Median sale price

Median price

\$752,932

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/06/2025

to

31/05/2026

Source

PropTrack

### Comparable property sales

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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
1 MODESTA STREET, CLYDE NORTH VIC 3978	\$760,000	26/01/2026
13 CELEVAN STREET, CLYDE NORTH VIC 3978	\$750,000	17/02/2026
43 VILLA DORIA DRIVE, CLYDE NORTH VIC 3978	\$749,900	22/03/2026

This Statement of Information was prepared on: 30/06/2026