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<br>Including suburb and postcode | LOT 3082 ROCKFIELD CIRCUIT 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 | $794,120 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $731,000 | Property type | House | Suburb | Clyde North |
| Period-from | 01 Dec 2024 | to | 30 Nov 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 |
|---|---|---|
| 11 GILLYWEED AVENUE CLYDE NORTH VIC 3978 | $835,000 | 17-Sep-24 |
| 30 MOXHAM DRIVE CLYDE NORTH VIC 3978 | $800,000 | 30-Jul-24 |
| 7 LIPIZZAN WAY CLYDE NORTH VIC 3978 | $855,000 | 16-Dec-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 December 2025

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**11 GILLYWEED AVENUE CLYDE NORTH VIC 3978**

4 2 2

Sold Price **$835,000** Sold Date **17-Sep-24**

Distance **0.1km**



**30 MOXHAM DRIVE CLYDE NORTH VIC 3978**

4 2 2

Sold Price **$800,000** Sold Date **30-Jul-24**

Distance **0.15km**



**7 LIPIZZAN WAY CLYDE NORTH VIC 3978**

3 2 2

Sold Price RS **$855,000** Sold Date **16-Dec-25**

Distance **0.18km**

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

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