

# 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

Lot 632 Calamint Avenue Clyde North 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*465,000

### Median sale price

Median price

\$ 725,000

Property type

House

Suburb

Clyde North

Period - From

7/24

to

6/25

Source

Realestate.com.au

### Comparable property sales

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
Lot 612 Bayberry Avenue, Clyde North 3978	\$ 455,000	23/6/25
Lot 631 Calamint Avenue, Clyde North 3978	\$ 455,000	7/7/25
Lot 643 Frontier Rise, Clyde North 3978	\$ 465,000	30/6/25

This Statement of Information was prepared on:

21/7/25