

# 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 721 Calamint Avenue, Clyde North 3978
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### Indicative selling price

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

Single price

\$455,000
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### Median sale price

Median price

\$745,000
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Property type

House
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Suburb

Clyde North
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Period - From

Feb 25
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to

Jan 26
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Source

Realestate.com.au
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### 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
Lot 520 Calamint Avenue, Clyde North 3978	\$440,000	12/2/2026
Lot 613 Bayberry Avenue, Clyde North 3978	\$440,000	8/12/2025
Lot 529 Bayberry Avenue, Clyde North 3978	\$440,000	2/12/2025

This Statement of Information was prepared on:

26/2/26
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