

## 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

29 RAMLEGH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,500

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 8 CUBBIE WAY CLYDE NORTH VIC 3978        | \$850,000 | 15-Dec-25 |
| 11 SANDYMOUNT DRIVE CLYDE NORTH VIC 3978 | \$840,000 | 24-Nov-25 |
| 63 EVERARD AVENUE CLYDE NORTH VIC 3978   | \$865,000 | 15-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.~~

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### 8 CUBBIE WAY CLYDE NORTH VIC 3978

 4  2  2

Sold Price

**\$850,000**

Sold Date

**15-Dec-25**

Distance

**0.16km**



### 11 SANDYMOUNT DRIVE CLYDE NORTH VIC 3978

 4  2  2

Sold Price

**\$840,000**

Sold Date

**24-Nov-25**

Distance

**0.59km**



### 63 EVERARD AVENUE CLYDE NORTH VIC 3978

 4  2  2

Sold Price

**\$865,000**

Sold Date

**15-Dec-25**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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