

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

5 BELLARIO 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

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2025

to

30 Jun 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

62 CALIBRE CIRCUIT CLYDE NORTH VIC 3978	\$900,000	19-Mar-26
63 SKYLARK BOULEVARD CLYDE NORTH VIC 3978	\$950,000	17-Mar-26

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: 06 July 2026


**62 CALIBRE CIRCUIT CLYDE
NORTH VIC 3978**

 4
  2
  2

Sold Price

\$900,000

Sold Date

19-Mar-26

Distance

0.09km

**63 SKYLARK BOULEVARD CLYDE
NORTH VIC 3978**

 4
  2
  2

Sold Price

\$950,000

Sold Date

17-Mar-26

Distance

0.2km
RS = Recent sale

UN = Undisclosed Sale

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