

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

6 CAMPASPE STREET 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

\$720,000

&

\$760,000

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

4 CORROBOREE STREET CLYDE NORTH VIC 3978	\$740,000	16-Jan-26
9 PARKGATE DRIVE CLYDE NORTH VIC 3978	\$730,000	17-Jun-25
3 HOUDAN WAY CLYDE NORTH VIC 3978	\$735,000	03-Aug-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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4 CORROBOREE STREET CLYDE NORTH VIC 3978

Sold Price **\$740,000** Sold Date **16-Jan-26**

 3  2  2

Distance **0.97km**



9 PARKGATE DRIVE CLYDE NORTH VIC 3978

Sold Price **\$730,000** Sold Date **17-Jun-25**

 3  2  2

Distance **0.61km**



3 HOUDAN WAY CLYDE NORTH VIC 3978

Sold Price **\$735,000** Sold Date **03-Aug-25**

 3  2  2

Distance **0.54km**

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

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