

## 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

8 BOLSHOI 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Clyde North

Period-from

01 Jun 2025

to

31 May 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 6 AMBITION WAY CLYDE NORTH VIC 3978       | \$784,900 | 05-Mar-26 |
| 52 THEATRE CIRCUIT CLYDE NORTH VIC 3978   | \$765,000 | 11-Jan-26 |
| 14 BOLSHOI BOULEVARD CLYDE NORTH VIC 3978 | \$760,000 | 30-Apr-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: 16 June 2026


**6 AMBITION WAY CLYDE NORTH  
VIC 3978**

 4
  2
  2

Sold Price

**\$784,900**

Sold Date **05-Mar-26**

Distance **0.68km**

**52 THEATRE CIRCUIT CLYDE  
NORTH VIC 3978**

 4
  2
  2

Sold Price

**\$765,000**

Sold Date **11-Jan-26**

Distance **0.28km**

**14 BOLSHOI BOULEVARD CLYDE  
NORTH VIC 3978**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date **30-Apr-26**

Distance **0.04km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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