

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 PRAISE 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

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

6 RESPECT AVENUE CLYDE NORTH VIC 3978	\$720,000	13-Sep-25
36 HYDROGEN CIRCUIT CLYDE NORTH VIC 3978	\$715,000	20-Oct-25
3 GLOW WAY CLYDE NORTH VIC 3978	\$685,000	10-Sep-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.~~

This Statement of Information was prepared on: 05 March 2026


**6 RESPECT AVENUE CLYDE
NORTH VIC 3978**
 3  2  2

 Sold Price **\$720,000** Sold Date **13-Sep-25**

 Distance **0.07km**

**36 HYDROGEN CIRCUIT CLYDE
NORTH VIC 3978**
 3  2  2

 Sold Price **\$715,000** Sold Date **20-Oct-25**

 Distance **0.39km**

**3 GLOW WAY CLYDE NORTH VIC
3978**
 3  2  2

 Sold Price **\$685,000** Sold Date **10-Sep-25**

 Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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