

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

2 BAMBUSA WAY 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

\$710,000

&

\$780,000

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

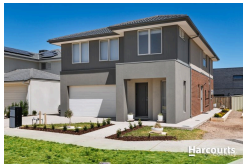
4 DABLAM STREET CLYDE NORTH VIC 3978	\$800,000	15-Apr-26
12 SWALLOWTAIL AVENUE CLYDE NORTH VIC 3978	\$775,000	15-Jun-26
5 NANDEWAR STREET CLYDE NORTH VIC 3978	\$772,000	12-Jun-26

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: 18 June 2026

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4 DABLAM STREET CLYDE NORTH VIC 3978 Sold Price **\$800,000** Sold Date **15-Apr-26**
 Distance **0.96km**
 4 beds 2 bathrooms 2 cars



12 SWALLOWTAIL AVENUE CLYDE NORTH VIC 3978 Sold Price ^{RS} **\$775,000** Sold Date **15-Jun-26**
 Distance **1.97km**
 4 beds 2 bathrooms 2 cars



5 NANDEWAR STREET CLYDE NORTH VIC 3978 Sold Price ^{RS} **\$772,000** Sold Date **12-Jun-26**
 Distance **1.3km**
 4 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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