

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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

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

8 MONSTERA STREET CLYDE NORTH VIC 3978	\$725,000	16-Feb-26
136 YEUNGROON BOULEVARD CLYDE NORTH VIC 3978	\$744,900	16-Apr-26
32 MONSTERA STREET CLYDE NORTH VIC 3978	\$740,000	06-May-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: 13 July 2026

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**8 MONSTERA STREET CLYDE
NORTH VIC 3978**

 4  2  2

Sold Price **\$725,000** Sold Date **16-Feb-26**

Distance **0.13km**



**136 YEUNGROON BOULEVARD
CLYDE NORTH VIC 3978**

 4  2  2

Sold Price **\$744,900** Sold Date **16-Apr-26**

Distance **0.27km**



**32 MONSTERA STREET CLYDE
NORTH VIC 3978**

 4  2  2

Sold Price **\$740,000** Sold Date **06-May-26**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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