

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	1 Shell Close, Clyde North, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$950,000	&	\$1,045,000
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Median sale price

Median price	\$725,000	Property Type	House	Suburb	Clyde North (3978)
Period - From	01/07/2024	to	30/06/2025	Source	https://www.realestate.com.au

Comparable property sales

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 six months.
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This Statement of Information was prepared on:	08/10/2025
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