

## 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

12 FALABELA ROAD 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

\$719,000

&

\$789,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Clyde North

Period-from

01 Oct 2024

to

30 Sep 2025

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 CARISBROOKE WAY CLYDE NORTH VIC 3978   | \$745,000 | 02-Oct-25 |
| 18 WESTPHALIAN RISE CLYDE NORTH VIC 3978 | \$751,000 | 15-Oct-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: 22 October 2025



**8 CARISBROOKE WAY CLYDE  
 NORTH VIC 3978**

4 2 2

Sold Price

RS

**\$745,000**

Sold Date

**02-Oct-25**

Distance

**0.65km**



**18 WESTPHALIAN RISE CLYDE  
 NORTH VIC 3978**

4 2 2

Sold Price

RS

**\$751,000**

Sold Date

**15-Oct-25**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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