

# 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

17 Blacksmith Way, 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)

Range between

\$735,000

&

\$775,000

### Median sale price

Median price

\$725,000

Property Type

House

Suburb

Clyde North

Period - From

22/01/2025

to

22/07/2025

Source

core\_logic

### 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property        | Price     | Date of sale |
|---------------------------------------|-----------|--------------|
| 37 Charleston Chase Berwick VIC 3806  | \$756,000 | 08/03/2025   |
| 108 Ceduna Road Clyde North VIC 3978  | \$700,000 | 31/01/2025   |
| 26 Atrium Street Clyde North VIC 3978 | \$790,000 | 31/03/2025   |

This Statement of Information was prepared on:

23/07/2025