

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 DEXTER CRESCENT 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

\$610,000

&

\$660,000

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

7 COCHIN DRIVE CLYDE NORTH VIC 3978	\$631,000	16-Jul-25
3 ABACOT STREET CLYDE NORTH VIC 3978	\$630,000	27-Jul-25
7 PALOMINO AVENUE CLYDE NORTH VIC 3978	\$710,000	02-Sep-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: 02 October 2025

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7 COCHIN DRIVE CLYDE NORTH VIC 3978

 3
  2
  1

Sold Price

\$631,000

Sold Date

16-Jul-25

Distance

0.82km



3 ABACOT STREET CLYDE NORTH VIC 3978

 3
  2
  2

Sold Price

\$630,000

Sold Date

27-Jul-25

Distance

0.61km



7 PALOMINO AVENUE CLYDE NORTH VIC 3978

 3
  2
  1

Sold Price

^{RS} **\$710,000**

Sold Date

02-Sep-25

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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