

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

23 CHAGALL PARADE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2024

to

31 Aug 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

18 FLOWEBLOOM CRESCENT CLYDE NORTH VIC 3978	\$955,000	19-Jul-25
38 SAUL AVENUE BERWICK VIC 3806	\$875,000	22-Jul-25
44 SAUL AVENUE BERWICK VIC 3806	\$980,000	29-May-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: 30 September 2025

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18 FLOWERBLOOM CRESCENT
CLYDE NORTH VIC 3978

4 2 2

Sold Price \$955,000 Sold Date 19-Jul-25

Distance 0.35km



38 SAUL AVENUE BERWICK VIC
3806

4 2 2

Sold Price \$875,000 Sold Date 22-Jul-25

Distance 0.49km



44 SAUL AVENUE BERWICK VIC
3806

4 2 2

Sold Price \$980,000 Sold Date 29-May-25

Distance 0.56km

RS = Recent sale UN = Undisclosed Sale

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