

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

5A THOROUGHbred DRIVE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,950

Property type

House

Suburb

Clyde North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

40 TREEHOUSE AVENUE CLYDE VIC 3978

\$650,000

28-Apr-25

35 SWANSTON STREET CLYDE VIC 3978

\$632,500

25-Mar-25

14 LILYBANK WALK CLYDE VIC 3978

\$694,000

19-Feb-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: 20 June 2025



40 TREEHOUSE AVENUE CLYDE VIC 3978

Sold Price

^{RS}

\$650,000

Sold Date

28-Apr-25



4



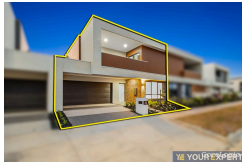
2



2

Distance

0.85km



35 SWANSTON STREET CLYDE VIC 3978

Sold Price

\$632,500

Sold Date

25-Mar-25



3



2



2

Distance

0.96km



14 LILYBANK WALK CLYDE VIC 3978

Sold Price

\$694,000

Sold Date

19-Feb-25



4



2



2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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