

## 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

63 PARKRISE BOULEVARD 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

\$1,099,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Clyde North

Period-from

01 Jan 2025

to

31 Dec 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

14 GENERATION DRIVE CLYDE NORTH VIC 3978	\$1,265,000	02-Sep-25
5 HOMELY AVENUE CLYDE NORTH VIC 3978	\$1,225,000	20-Aug-24

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: 23 January 2026


**14 GENERATION DRIVE CLYDE  
NORTH VIC 3978**
 5
  5
  2

Sold Price

**\$1,265,000**

Sold Date

**02-Sep-25**

Distance

**0.74km**

**5 HOMELY AVENUE CLYDE NORTH  
VIC 3978**
 5
  5
  2

Sold Price

**\$1,225,000**

Sold Date

**20-Aug-24**

Distance

**1.23km**

RS = Recent sale

UN = Undisclosed Sale

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