

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

8 Basalt Drive, Clyde North, VIC-3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$860,000

&

\$930,000

Median sale price

Median price

\$824,506

Property type

House

Suburb

Clyde North

Period - From

Sep 2025

to

Sep 2025

Source

RP Data – Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 35 Bernardins Street, Clyde North, VIC-3978	\$875,000	12/10/25
2. 16 Pasture Circuit, Clyde North, VIC-3978	\$885,000	26/11/25
3. 15 Kamala Road, Clyde North, VIC-3978	\$890,000	21/10/25

This Statement of Information was prepared on: 25/12/2025