

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