

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

9 BARLEY CRESCENT 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

\$1,149,000

&

\$1,249,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Clyde North

Period-from

01 Feb 2025

to

31 Jan 2026

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

92 FENWAY BOULEVARD CLYDE NORTH VIC 3978	\$910,000	13-Oct-25
17 GRASSBIRD STREET CLYDE NORTH VIC 3978	\$970,000	28-Jan-26

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 February 2026


**92 FENWAY BOULEVARD CLYDE
NORTH VIC 3978**
 4  2  2

Sold Price

\$910,000

Sold Date

13-Oct-25

Distance

1.57km

**17 GRASSBIRD STREET CLYDE
NORTH VIC 3978**
 4  2  2

Sold Price

^{RS} **\$970,000**

Sold Date

28-Jan-26

Distance

1.82km
RS = Recent sale

UN = Undisclosed Sale

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