

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

3 SAN FRATELLO STREET 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

\$699,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2024

to

31 Jul 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

18 SAN FRATELLO STREET CLYDE NORTH VIC 3978	\$745,000	10-Feb-25
29 CONNEWARA CRESCENT CLYDE NORTH VIC 3978	\$760,000	25-Mar-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: 06 August 2025


**18 SAN FRATELLO STREET CLYDE
NORTH VIC 3978**
 4  2  2

Sold Price

\$745,000

Sold Date

10-Feb-25

Distance

0.08km

**29 CONNEWARA CRESCENT
CLYDE NORTH VIC 3978**
 4  2  2

Sold Price

\$760,000

Sold Date

25-Mar-25

Distance

0.12km
RS = Recent sale

UN = Undisclosed Sale

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