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 MAGENTA 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Clyde North
Period-from	01 Oct 2025	to	30 Sep 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
9 FANDANGO STREET CLYDE NORTH VIC 3978	$730,000	07-Apr-26
9 CHOIR STREET CLYDE NORTH VIC 3978	$730,000	12-Apr-26
8 BOLSHOI BOULEVARD CLYDE NORTH VIC 3978	$742,000	07-Jun-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: 07 October 2026

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9 FANDANGO STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price **$730,000** Sold Date **07-Apr-26**

Distance **0.07km**

9 CHOIR STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price Sold Date **12-Apr-26**

Distance **0.43km**

8 BOLSHOI BOULEVARD CLYDE NORTH VIC 3978

4 2 2

Sold Price **$742,000** Sold Date **07-Jun-26**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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