

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

23 Melaan Way, Clyde North Vic 3978

Indicative selling price

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

Range between \$695,000 & \$720,000

Median sale price

Median price \$765,000 Property Type House Suburb Clyde North

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 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	50 Simmental Dr CLYDE NORTH 3978	\$710,000	11/07/2025
2	20 Palacio Tce CLYDE NORTH 3978	\$720,000	21/05/2025
3	11 Melaan Way CLYDE NORTH 3978	\$715,000	13/05/2025

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 six months.~~

This Statement of Information was prepared on:

15/07/2025 16:31



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Property Type: Land
Land Size: 369 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$720,000
Median House Price
June quarter 2025: \$765,000

Comparable Properties



50 Simmental Dr CLYDE NORTH 3978 (REI)

Agent Comments

4 2 2

Price: \$710,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 400 sqm approx



20 Palacio Tce CLYDE NORTH 3978 (REI)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 350 sqm approx



11 Melaan Way CLYDE NORTH 3978 (REI/VG)

Agent Comments

4 2 2

Price: \$715,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 403 sqm approx