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	23 Melaan Way, Clyde North Vic 3978
Including suburb and	
postcode	

Indicative selling price

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

Range between \$695,000	&	\$720,000
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Median sale price

Median price	\$765,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

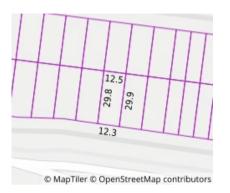
This Statement of Information was prepared on:	15/07/2025 16:31





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



Property Type: Land Land Size: 369 sqm approx

Agent Comments

Comparable Properties



50 Simmental Dr CLYDE NORTH 3978 (REI)

Agent Comments

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

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)

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



Agent Comments

Account - Jellis Craig | P: 03 88498088





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