

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

45 Belcam Circuit, 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

\$740,000

&

\$810,000

Median sale price

Median price

\$745,000

Apartment

House

Suburb

Clyde North

Period - From

June 2024

to

May 2025

Source

RP Data

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

30 Compton Way, Clyde North	\$801,500	19 May 2025
14 Saldi Street, Clyde North	\$781,000	16 Jan 2025
10 Jackwood Drive, Clyde North	\$760,000	14 Feb 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: 30 June 2025