

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

2 FOREST DRIVE 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

\$1,095,000

&

\$1,204,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$734,200

Property type

House

Suburb

Clyde North

Period-from

01 Nov 2024

to

31 Oct 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

7 FRESCO PLACE CLYDE NORTH VIC 3978	\$1,150,000	15-Apr-25
23 WILLEY ROAD CLYDE NORTH VIC 3978	\$1,150,000	23-Oct-25
30 CAVERN BOULEVARD CLYDE NORTH VIC 3978	\$1,150,000	02-Jul-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: 24 November 2025



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**7 FRESCO PLACE CLYDE NORTH
VIC 3978**

4 2 2

Sold Price **\$1,150,000** Sold Date **15-Apr-25**

Distance **4.02km**

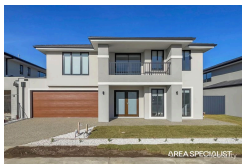


**23 WILLEY ROAD CLYDE NORTH
VIC 3978**

5 3 2

Sold Price ^{RS} **\$1,150,000** Sold Date **23-Oct-25**

Distance **4.13km**



**30 CAVERN BOULEVARD CLYDE
NORTH VIC 3978**

5 2 2

Sold Price **\$1,150,000** Sold Date **02-Jul-25**

Distance **3.86km**

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

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