

## 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 HOLLYWELL ROAD 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  \$720,000 &  \$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \$740,000 Property type  House Suburb  Clyde North  
Period-from  01 Feb 2025 to  31 Jan 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
153 THOROUGHBRED DRIVE CLYDE NORTH VIC 3978	\$730,000	13-Nov-25
42 AUSTRALORP DRIVE CLYDE NORTH VIC 3978	\$750,000	22-Nov-25
74 SELANDRA BOULEVARD CLYDE NORTH VIC 3978	\$745,000	25-Dec-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: 10 February 2026