

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

36 RAMLEIGH BOULEVARD 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	\$950,000	&	\$1,045,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$439,500	Property type	Land	Suburb	Clyde North
Period-from	01 Jan 2025	to	31 Dec 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
62 LINEHAM DRIVE CRANBOURNE EAST VIC 3977	\$1,000,000	05-Jan-26
30 ELIBURN DRIVE CRANBOURNE EAST VIC 3977	\$975,000	24-Dec-25
16 HOMEBUSH AVENUE CRANBOURNE EAST VIC 3977	\$970,000	22-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: 14 January 2026



62 LINEHAM DRIVE CRANBOURNE Sold Price **RS \$1,000,000** Sold Date **05-Jan-26**
EAST VIC 3977

4 2 2

Distance **3.99km**



30 ELIBURN DRIVE CRANBOURNE Sold Price **RS \$975,000** Sold Date **24-Dec-25**
EAST VIC 3977

4 2 2

Distance **3.8km**



16 HOMEBUSH AVENUE Sold Price **RS \$970,000** Sold Date **22-Dec-25**
CRANBOURNE EAST VIC 3977

3 2 2

Distance **4.4km**



1 COYOTE ROAD CLYDE NORTH Sold Price **RS \$980,000** Sold Date **08-Dec-25**
VIC 3978

4 2 2

Distance **3.3km**

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

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