

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
63 BOBOLI AVENUE 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 \$730,000 & \$790,000

Median sale price

(*Delete house or unit as applicable)

| | | |
|--|--|---|
| Median Price <input type="text"/> | Property type <input type="text"/> House | Suburb <input type="text"/> Clyde North |
| Period-from <input type="text"/> 01 Feb 2025 | to <input type="text"/> 31 Jan 2026 | Source <input type="text"/> 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 |
|--|-----------|--------------|
| 53 PARKRISE BOULEVARD CLYDE NORTH VIC 3978 | \$760,000 | 22-Sep-25 |
| 144 MANTON ROAD CLYDE NORTH VIC 3978 | \$775,000 | 30-Jan-26 |
| 91 MANTON ROAD CLYDE NORTH VIC 3978 | \$770,000 | 23-Nov-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: 03 February 2026