

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

4 CAMOLINA WAY 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Clyde North

Period-from

01 Jun 2025

to

31 May 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

10 THOROUGHbred DRIVE CLYDE NORTH VIC 3978	\$780,000	20-Mar-26
23 ZAGROS STREET CLYDE NORTH VIC 3978	\$749,000	16-Mar-26

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: 09 June 2026



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10 THOROUGHbred DRIVE CLYDE NORTH VIC 3978 Sold Price **\$780,000** Sold Date **20-Mar-26**

3 2 2

Distance **1.48km**



23 ZAGROS STREET CLYDE NORTH VIC 3978 Sold Price **\$749,000** Sold Date **16-Mar-26**

3 2 2

Distance **2.57km**

RS = Recent sale

UN = Undisclosed Sale

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