

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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2025

to

30 Jun 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

9 SALOON CIRCUIT CLYDE NORTH VIC 3978	\$710,000	28-Apr-26
47 KARABAIR STREET CLYDE NORTH VIC 3978	\$695,000	20-May-26
10 BREMER STREET CLYDE NORTH VIC 3978	\$700,000	13-May-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.~~

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**9 SALOON CIRCUIT CLYDE NORTH
VIC 3978**

3 2 2

Sold Price

\$710,000

Sold Date

28-Apr-26

Distance

0.82km



**47 KARABAIR STREET CLYDE
NORTH VIC 3978**

3 2 2

Sold Price

\$695,000

Sold Date

20-May-26

Distance

0.5km



**10 BREMER STREET CLYDE NORTH
VIC 3978**

3 2 2

Sold Price

\$700,000

Sold Date

13-May-26

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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