

## 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

24 BOBOLI AVENUE CLYDE NORTH VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2025

to

31 Jul 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 13 CARCOOLA RISE CLYDE NORTH VIC 3978    | \$752,500 | 07-Jul-26 |
| 7 GOLDEN GATE DRIVE CLYDE NORTH VIC 3978 | \$740,000 | 06-Jul-26 |
| 18 CELEVAN STREET CLYDE NORTH VIC 3978   | \$770,000 | 10-Jun-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: 04 August 2026



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**13 CARCOOLA RISE CLYDE NORTH  
VIC 3978**

5 2 2

Sold Price

<sup>RS</sup> **\$752,500**

Sold Date

**07-Jul-26**

Distance

**0.79km**



**7 GOLDEN GATE DRIVE CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**06-Jul-26**

Distance

**0.22km**



**18 CELEVAN STREET CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**10-Jun-26**

Distance

**1.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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