

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

5 CASTLECOVE STREET 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2025

to

31 Aug 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

2 ATWELL ROAD CLYDE NORTH VIC 3978	\$705,000	31-Jul-26
49 SHEARJOY LOOP CLYDE NORTH VIC 3978	\$700,000	14-Aug-26
12 ECURB STREET CLYDE NORTH VIC 3978	\$688,000	01-Aug-26

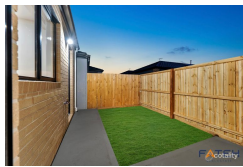
OR

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: 16 September 2026



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**2 ATWELL ROAD CLYDE NORTH
VIC 3978**

4 2 2

Sold Price ^{RS} **\$705,000** ^{UN} Sold Date **31-Jul-26**

Distance **0.35km**



**49 SHEARJOY LOOP CLYDE
NORTH VIC 3978**

4 2 2

Sold Price ^{RS} **\$700,000** Sold Date **14-Aug-26**

Distance **2.26km**



**12 ECURB STREET CLYDE NORTH
VIC 3978**

4 2 1

Sold Price **\$688,000** Sold Date **01-Aug-26**

Distance **1.55km**

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

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