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<br>Including suburb and postcode | 22 GECKO CRESCENT 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 | $625,000 | & | $675,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $745,000 | Property type | House | Suburb | Clyde North |
| Period-from | 01 Apr 2025 | to | 31 Mar 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 |
|---|---|---|
| 43 MELAAN WAY CLYDE NORTH VIC 3978 | $631,000 | 19-Mar-26 |
| 31 PARKGATE DRIVE CLYDE NORTH VIC 3978 | $667,500 | 16-Dec-25 |
| 7 BARCELONA AVENUE CLYDE NORTH VIC 3978 | $632,000 | 03-Feb-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: 15 April 2026

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**43 MELAAN WAY CLYDE NORTH VIC 3978**

3 2 1

Sold Price RS **$631,000** UN

Sold Date **19-Mar-26**

Distance **0.22km**




**31 PARKGATE DRIVE CLYDE NORTH VIC 3978**

3 2 1

Sold Price RS **$667,500**

Sold Date **16-Dec-25**

Distance **0.61km**



**7 BARCELONA AVENUE CLYDE NORTH VIC 3978**

3 2 1

Sold Price **$632,000**

Sold Date **03-Feb-26**

Distance **0.74km**

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

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