Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Hut Road Clyde North, 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$650,000 & $700,000

Median sale price

Median price	$752,932	Property Type	HOUSE	Suburb	CLYDE NORTH
Period - From	01-Jun-2025	to	31-May-2026	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	38 Falabela Road, Clyde North	$685,000	27-Feb-2026
2	34 Prado Avenue, Clyde North	$725,000	10-Mar-2026
3	47 Karabair Street, Clyde North	$695,000	19-May-2026

This statement of information was prepared on 09-Jul-2026 at 6:10:21 PM AEST