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	15 Northam Tce, Clyde Vic 3978

Indicative selling price

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

Range between $500,000 & $540,000

Median sale price

Median price $570,500 Property Type Townhouse Suburb Clyde

Period - From 23/04/2024 to 22/04/2025 Source Property Data

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 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	4 Spotted Gum Cl CLYDE 3978	$527,000	13/02/2025
2	9 Saltbreeze Cirt CLYDE 3978	$581,000	11/01/2025
3	45 Matchett Dr CLYDE 3978	$570,500	10/12/2024

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 six months.~~

This Statement of Information was prepared on: 23/04/2025 18:34

15 Northam Tce, Clyde Vic 3978

Sean Lin
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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$500,000 - $540,000
Median Townhouse Price
23/04/2024 - 22/04/2025: $570,500

Comparable Properties



4 Spotted Gum Cl CLYDE 3978 (REI/VG)

3 2 2

Price: $527,000
Method: Private Sale
Date: 13/02/2025
Property Type: Townhouse (Single)
Land Size: 144 sqm approx

Agent Comments



9 Saltbreeze Cirt CLYDE 3978 (REI/VG)

3 2 2

Price: $581,000
Method: Private Sale
Date: 11/01/2025
Property Type: Townhouse (Single)
Land Size: 192 sqm approx

Agent Comments



45 Matchett Dr CLYDE 3978 (REI/VG)

3 2 2

Price: $570,500
Method: Private Sale
Date: 10/12/2024
Property Type: Townhouse (Single)
Land Size: 149 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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