

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

31 PRADO AVENUE 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Clyde North

Period-from

01 May 2025

to

30 Apr 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

47 STONEFOX CIRCUIT CLYDE NORTH VIC 3978	\$540,500	25-Mar-26
24 ABACOT STREET CLYDE NORTH VIC 3978	\$458,000	08-Nov-25
27 ABACOT STREET CLYDE NORTH VIC 3978	\$423,000	05-Aug-25

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 May 2026


**47 STONEFOX CIRCUIT CLYDE
NORTH VIC 3978**
 -  -  -

Sold Price

RS

\$540,500

Sold Date

25-Mar-26

Distance

0.62km

**24 ABACOT STREET CLYDE
NORTH VIC 3978**
 4  2  2

Sold Price

\$458,000

Sold Date

08-Nov-25

Distance

0.85km

**27 ABACOT STREET CLYDE
NORTH VIC 3978**
 -  -  -

Sold Price

\$423,000

Sold Date

05-Aug-25

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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