

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

288 HEATHER GROVE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

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

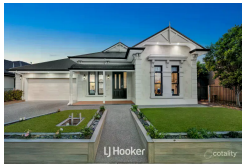
30 WELSH CRESCENT CLYDE NORTH VIC 3978	\$1,100,000	13-Jan-26
24 COMPTON WAY CLYDE NORTH VIC 3978	\$1,135,000	23-Dec-25
38 SALAMANCA DRIVE CLYDE NORTH VIC 3978	\$1,200,000	21-Feb-26

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: 05 May 2026

Francesca Nigro
 P 03 874 6100
 M 0426 787 339
 E fnigro@barryplant.com.au



**30 WELSH CRESCENT CLYDE
 NORTH VIC 3978**

 4  2  2

Sold Price **\$1,100,000** Sold Date **13-Jan-26**

Distance **1.65km**



**24 COMPTON WAY CLYDE NORTH
 VIC 3978**

 4  3  2

Sold Price **\$1,135,000** Sold Date **23-Dec-25**

Distance **1.28km**



**38 SALAMANCA DRIVE CLYDE
 NORTH VIC 3978**

 4  2  2

Sold Price **\$1,200,000** Sold Date **21-Feb-26**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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