

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

49 SELANDRA BOULEVARD 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

\$800,000

&

\$880,000

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

3 ARUBI AVENUE CLYDE NORTH VIC 3978	870000	23-Dec-25
9 GATHERING STREET CLYDE VIC 3978	846000	28-Oct-25
25 DAN MORGAN DRIVE CRANBOURNE EAST VIC 3977	830000	18-Dec-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: 09 April 2026



**3 ARUBI AVENUE CLYDE NORTH
VIC 3978**

 4  2  2

Sold Price

870000

Sold Date **23-Dec-25**

Distance **1.1km**



**9 GATHERING STREET CLYDE VIC
3978**

 4  2  2

Sold Price

846000

Sold Date **28-Oct-25**

Distance **1.75km**



**25 DAN MORGAN DRIVE
CRANBOURNE EAST VIC 3977**

 4  2  -

Sold Price

830000

Sold Date **18-Dec-25**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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