

## 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

33 RANGER STREET CLYDE NORTH VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,000

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

33 BABYLON CREST CLYDE NORTH VIC 3978	\$740,000	18-Feb-26
229 ST GERMAIN BOULEVARD CLYDE NORTH VIC 3978	\$775,000	21-Apr-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: 14 May 2026


**33 BABYLON CREST CLYDE  
NORTH VIC 3978**
 4   
  2   
  2

 Sold Price    **\$740,000**    Sold Date    **18-Feb-26**

 Distance    **0.19km**

**229 ST GERMAIN BOULEVARD  
CLYDE NORTH VIC 3978**
 4   
  2   
  2

 Sold Price    <sup>RS</sup> **\$775,000**    Sold Date    **21-Apr-26**

 Distance    **0.26km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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