

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

63 BROOKLIME ROAD 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

\$986,700

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Clyde North

Period-from

01 Feb 2025

to

31 Jan 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

1 COYOTE ROAD CLYDE NORTH VIC 3978	\$980,000	21-Nov-25
11 MONUMENT BOULEVARD CLYDE NORTH VIC 3978	\$1,100,000	20-Oct-25
27 CROSSWATER BOULEVARD CLYDE NORTH VIC 3978	\$1,110,000	23-Nov-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: 06 February 2026


**1 COYOTE ROAD CLYDE NORTH
VIC 3978**
 4  2  2

Sold Price

\$980,000

Sold Date

21-Nov-25

Distance

0.42km

**11 MONUMENT BOULEVARD CLYDE
NORTH VIC 3978**
 4  2  2

Sold Price

\$1,100,000

Sold Date

20-Oct-25

Distance

0.48km

**27 CROSSWATER BOULEVARD
CLYDE NORTH VIC 3978**
 5  3  2

Sold Price

\$1,110,000

Sold Date

23-Nov-25

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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