

## 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

22 WALER CIRCUIT 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

\$840,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2025

to

30 Jun 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 5 AMINYA DRIVE CLYDE NORTH VIC 3978        | \$900,000 | 25-Jun-26 |
| 5 EVERARD AVENUE CLYDE NORTH VIC 3978      | \$873,000 | 24-Apr-26 |
| 9 STRIKELINE CRESCENT CLYDE NORTH VIC 3978 | \$867,500 | 01-Jun-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: 15 July 2026

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### 5 AMINYA DRIVE CLYDE NORTH VIC 3978

 4  2  2

Sold Price <sup>RS</sup> **\$900,000** <sup>UN</sup> Sold Date **25-Jun-26**

Distance **0.42km**



### 5 EVERARD AVENUE CLYDE NORTH VIC 3978

 4  2  2

Sold Price **\$873,000** Sold Date **24-Apr-26**

Distance **0.71km**



### 9 STRIKELINE CRESCENT CLYDE NORTH VIC 3978

 4  2  2

Sold Price <sup>RS</sup> **\$867,500** Sold Date **01-Jun-26**

Distance **1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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