

## 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 1 Gecko Crescent, 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)

Price Range \$799,999 & \$849,999

### Median sale price

Median price \$749,500 Property Type House Suburb Clyde North (3978)

Period - From 01/04/2025 to 31/03/2026 Source Real Estate .com

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
22 ABACOT STREET, CLYDE NORTH VIC 3978	\$840,000	09/02/2026
3 ARUBI AVENUE, CLYDE NORTH VIC 3978	\$870,000	23/12/2025
13 DEXTER CRESCENT, CLYDE NORTH VIC 3978	\$830,000	01/02/2026

This Statement of Information was prepared on: 23/04/2026