

## 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

16 BUSHY ROAD 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

\$639,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2024

to

31 Jul 2025

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

15 CARNMALLUM DRIVE CLYDE NORTH VIC 3978	\$696,000	02-Jun-25
16 SHIMAR STREET CLYDE NORTH VIC 3978	\$670,000	26-May-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: 12 August 2025

**15 CARNMALLUM DRIVE CLYDE  
NORTH VIC 3978**

3 2 2

Sold Price **\$696,000** Sold Date **02-Jun-25**Distance **1.01km****16 SHIMAR STREET CLYDE NORTH  
VIC 3978**

3 2 2

Sold Price <sup>RS</sup> **\$670,000** Sold Date **26-May-25**Distance **1.15km****RS** = Recent sale**UN** = Undisclosed Sale

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