

## 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

7 ELLYPARK 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$759,000

### 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

9 BONZA CIRCUIT CLYDE NORTH VIC 3978	\$776,000	16-Apr-25
8 CRAIGEND STREET CLYDE NORTH VIC 3978	\$727,500	15-Apr-25
7 STOVER ROAD CLYDE NORTH VIC 3978	\$720,000	25-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: 08 August 2025



**9 BONZA CIRCUIT CLYDE NORTH  
VIC 3978**

 4  2  2

Sold Price

**\$776,000**

Sold Date

**16-Apr-25**

Distance

**0.73km**



**8 CRAIGEND STREET CLYDE  
NORTH VIC 3978**

 4  2  2

Sold Price

**\$727,500**

Sold Date

**15-Apr-25**

Distance

**0.87km**



**7 STOVER ROAD CLYDE NORTH  
VIC 3978**

 4  2  2

Sold Price

**\$720,000**

Sold Date

**25-May-25**

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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