

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 Moorside Crescent, Clyde North, VIC-3978

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between \$650,000 & \$700,000

**Median sale price**

Median price \$419,000

Property type Land

Suburb Clyde North

Period - From April 2024

to

March 2025

Source Price Finder

**Comparable property sales**

**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 six months.

This Statement of Information was prepared on: 17/06/25