

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

5 DOONHAMER PLACE CLYDE NORTH VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Clyde North

Period-from

01 Jan 2025

to

31 Dec 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

7 HIBIYA WAY CLYDE NORTH VIC 3978	\$510,000	19-Jul-25
86B PICNIC AVENUE CLYDE NORTH VIC 3978	\$510,000	27-Dec-24
29 FRESHFIELDS DRIVE CRANBOURNE NORTH VIC 3977	\$500,000	13-Jan-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.~~

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7 HIBIYA WAY CLYDE NORTH VIC 3978

2 2 1

Sold Price

\$510,000

Sold Date

19-Jul-25

Distance

5.05km



86B PICNIC AVENUE CLYDE NORTH VIC 3978

2 1 1

Sold Price

Sold Date

27-Dec-24

Distance

2.05km



29 FRESHFIELDS DRIVE CRANBOURNE NORTH VIC 3977

2 2 1

Sold Price

\$500,000

Sold Date

13-Jan-25

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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