

## 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

8 GULING RISE 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

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 19 WELLINGFORD ROAD CLYDE NORTH VIC 3978  | \$845,000 | 19-Aug-25 |
| 23 GOLDEN GATE DRIVE CLYDE NORTH VIC 3978 | \$811,000 | 02-Nov-25 |
| 8 SUNBURNT CIRCUIT CLYDE NORTH VIC 3978   | \$830,000 | 08-Oct-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: 05 January 2026



**19 WELLINGFORD ROAD CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**\$845,000**

Sold Date **19-Aug-25**

Distance **1.95km**



**23 GOLDEN GATE DRIVE CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**\$811,000**

Sold Date **02-Nov-25**

Distance **0.83km**



**8 SUNBURNT CIRCUIT CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**\$830,000**

Sold Date **08-Oct-25**

Distance **0.16km**



**10 HERENS ROAD CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price

**\$910,500**

Sold Date **26-Sep-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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