

## 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 PABLO DRIVE 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

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2025

to

31 Aug 2026

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 14 PABLO DRIVE CLYDE NORTH VIC 3978    | \$726,500 | 23-Jul-26 |
| 20 KEIGHERY DRIVE CLYDE NORTH VIC 3978 | \$750,000 | 17-May-26 |
| 2 AZZAM STREET CLYDE NORTH VIC 3978    | \$780,000 | 07-Jun-26 |

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: 16 September 2026


**14 PABLO DRIVE CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price

**\$726,500**

Sold Date

**23-Jul-26**

Distance

**0.01km**

**20 KEIGHERY DRIVE CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**\$750,000**

Sold Date

**17-May-26**

Distance

**0.09km**

**2 AZZAM STREET CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price

**\$780,000**

Sold Date

**07-Jun-26**

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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