

## 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

38 MOROAK 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

Suburb

Clyde North

Period-from

01 Dec 2024

to

30 Nov 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 30 MICHIGAN ROAD CLYDE VIC 3978      | \$630,000 | 04-Oct-25 |
| 17 CUBBIE WAY CLYDE NORTH VIC 3978   | \$635,000 | 10-Jul-25 |
| 19 SWINDALE WAY CLYDE NORTH VIC 3978 | \$650,000 | 24-Nov-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: 18 December 2025

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**30 MICHIGAN ROAD CLYDE VIC 3978**

Sold Price **\$630,000** Sold Date **04-Oct-25**

 3  2  1

Distance **1.08km**



**17 CUBBIE WAY CLYDE NORTH VIC 3978**

Sold Price **\$635,000** Sold Date **10-Jul-25**

 3  2  1

Distance **0.69km**



**19 SWINDALE WAY CLYDE NORTH VIC 3978**

Sold Price <sup>RS</sup> **\$650,000** Sold Date **24-Nov-25**

 3  2  1

Distance **0.28km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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