

## 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

81 BAROSSA 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

\$575,000

&

\$632,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Clyde North

Period-from

01 Oct 2024

to

30 Sep 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 24 KOSCIUSZKO CIRCUIT CLYDE VIC 3978       | \$600,000 | 09-Oct-25 |
| 24 SELANDRA BOULEVARD CLYDE NORTH VIC 3978 | \$630,000 | 23-Aug-25 |
| 23B ODEON AVENUE CLYDE NORTH VIC 3978      | \$620,000 | 21-May-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: 17 October 2025

Terri Fellows  
P 0410 029 953  
M 0400 573 483  
E [info@fellowsrealestate.com.au](mailto:info@fellowsrealestate.com.au)



**24 KOSCIUSZKO CIRCUIT CLYDE  
VIC 3978**

3 2 1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**09-Oct-25**

Distance

**0.64km**



**24 SELANDRA BOULEVARD CLYDE  
NORTH VIC 3978**

3 2 1

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**23-Aug-25**

Distance

**0.92km**



**23B ODEON AVENUE CLYDE  
NORTH VIC 3978**

3 2 2

Sold Price

**\$620,000**

Sold Date

**21-May-25**

Distance

**3.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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