

# Market Report Clyde North



**Jo Mooney**  
Licensed Estate Agent  
**0407 344 011**  
[jo@mooneyandco.com.au](mailto:jo@mooneyandco.com.au)



## Sold Properties



### 11 Abacot Street Clyde North VIC 3978

Sale Price: \$865,000

Sale Date: 4 Apr 2022

Area: 384m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



### 18 Bazadaise Drive Clyde North VIC 3978

Sale Price: \$770,000

Sale Date: 27 Apr 2022

Area: 448m2 Approx

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



### 42 Brockler Street Clyde North VIC 3978

Sale Price: \$705,000

Sale Date: 11 Apr 2022

Area: 411m2 Approx

Eq. Building Area: 170.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



### 68 Brockler Street Clyde North VIC 3978

Sale Price: \$810,000

Sale Date: 12 Apr 2022

Area: 448m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



### 28 Carpathian Drive Clyde North VIC 3978

Sale Price: \$720,000

Sale Date: 6 Apr 2022

Area: 418m2 Approx

Eq. Building Area: 195.0964m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Ensuities



**61 Castillo Avenue Clyde North VIC 3978**

Sale Price: \$750,000

Sale Date: 27 Apr 2022

Area: 400m2 Approx

Eq. Building Area: 297.2897m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



**9 Colonnade Street Clyde North VIC 3978**

Sale Price: \$775,000

Sale Date: 4 Apr 2022

Area: 400m2 Approx

Eq. Building Area: 232.2576m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites



**40 Como Parade Clyde North VIC 3978**

Sale Price: \$795,000

Sale Date: 8 Apr 2022

Area: 430m2 Approx

Eq. Building Area: 223.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



**21 Coyote Road Clyde North VIC 3978**

Sale Price: Not Disclosed

Sale Date: 11 Apr 2022

Area: 400m2 Approx

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages



**20 Dargle Way Clyde North VIC 3978**

Sale Price: \$650,000

Sale Date: 14 Apr 2022

Area: 255m2 Approx

Eq. Building Area: 167.0m2

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages



**36 Deoro Parade Clyde North VIC 3978**

Sale Price: \$970,000

Sale Date: 19 Apr 2022

Area: 510m2 Approx

Eq. Building Area: 250.8382m2

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 7 Elsey Way Clyde North VIC 3978

Sale Price: \$615,000

Sale Date: 20 Apr 2022

Area: 247m2 Approx

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages



### 7 Farmstead Rise Clyde North VIC 3978

Sale Price: \$510,000

Sale Date: 11 Apr 2022

Area: 576m2 Approx

Eq. Building Area: 298.0m2

Attributes: 1 Ensuites



### 11 Fenix Way Clyde North VIC 3978

Sale Price: \$585,000

Sale Date: 28 Apr 2022

Area: 237m2 Approx

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Ensuites



### 39 Flagstaff Crescent Clyde North VIC 3978

Sale Price: Not Disclosed

Sale Date: 12 Apr 2022

Area: 540m2 Approx

Attributes: 5 Beds, 3 Baths, 2 Car Spaces



### 18 Fleuve Rise Clyde North VIC 3978

Sale Price: \$670,000

Sale Date: 26 Apr 2022

Area: 312m2 Approx

Eq. Building Area: 20.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 24 Gallant Drive Clyde North VIC 3978

Sale Price: Not Disclosed

Sale Date: 7 Apr 2022

Area: 581m2 Approx

Eq. Building Area: 214.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



**19 Gilcambon Way Clyde North VIC 3978**

Sale Price: \$730,000

Sale Date: 1 Apr 2022

Area: 400m2 Approx

Eq. Building Area: 167.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



**12 Keira Street Clyde North VIC 3978**

Sale Price: Not Disclosed

Sale Date: 8 Apr 2022

Area: 933m2 Approx

Eq. Building Area: 579.0m2

Attributes:



**35 Keskadale Way Clyde North VIC 3978**

Sale Price: \$640,000

Sale Date: 8 Apr 2022

Area: 339m2 Approx

Eq. Building Area: 167.2255m2

Attributes: 4 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



**47 Khan Boulevard Clyde North VIC 3978**

Sale Price: \$687,000

Sale Date: 14 Apr 2022

Area: 308m2 Approx

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



**34 Lace Monitor Circuit Clyde North VIC 3978**

Sale Price: \$835,000

Sale Date: 27 Apr 2022

Area: 448m2 Approx

Eq. Building Area: 235.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



**16 Lipizzan Way Clyde North VIC 3978**

Sale Price: \$785,000

Sale Date: 12 Apr 2022

Area: 400m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



### 27 Mill Circuit Clyde North VIC 3978

Sale Price: \$1,220,000

Sale Date: 1 Apr 2022

Area: 533m2 Approx

Attributes: 4 Beds, 5 Baths, 2 Car Spaces, 2 Lock Up Garages



### 23 Murgese Circuit Clyde North VIC 3978

Sale Price: \$945,000

Sale Date: 11 Apr 2022

Area: 567m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



### 26 Nunkeri Court Clyde North VIC 3978

Sale Price: \$500,000

Sale Date: 23 Apr 2022

Area: 246m2 Approx

Eq. Building Area: 102.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



### 13 Parapet Lane Clyde North VIC 3978

Sale Price: \$620,000

Sale Date: 5 Apr 2022

Area: 168m2 Approx

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 31 Paso Grove Clyde North VIC 3978

Sale Price: \$700,000

Sale Date: 6 Apr 2022

Area: 353m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



### 14 Randall Avenue Clyde North VIC 3978

Sale Price: \$920,000

Sale Date: 30 Apr 2022

Area: 464m2 Approx

Attributes: 5 Beds, 3 Baths, 2 Car Spaces



**1 Salim Way Clyde North VIC 3978**

Sale Price: \$810,000

Sale Date: 20 Apr 2022

Area: 418m2 Approx

Attributes: 2 Lock Up Garages



**23A Selandra Boulevard Clyde North VIC 3978**

Sale Price: \$600,500

Sale Date: 4 Apr 2022

Area: 230m2 Approx

Eq. Building Area: 139.0m2

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



**50 Skylark Boulevard Clyde North VIC 3978**

Sale Price: \$830,000

Sale Date: 14 Apr 2022

Area: 400m2 Approx

Eq. Building Area: 213.677m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



**16 Trainers Way Clyde North VIC 3978**

Sale Price: \$635,000

Sale Date: 21 Apr 2022

Area: 263m2 Approx

Eq. Building Area: 155.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



**39 Walhallow Drive Clyde North VIC 3978**

Sale Price: \$1,130,000

Sale Date: 28 Apr 2022

Area: 528m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest	Median	Average	Total Value
*EXCLUDED	4					
HOUSE	29	\$500,000	\$1,220,000	\$750,000	\$767,844	\$22,267,500
LAND	1	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000
<b>TOTAL</b>	<b>34</b>					<b>\$22,777,500</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		4				
HOUSE	2 Bed	1	\$500,000	\$500,000	\$500,000	\$500,000
	3 Bed	10	\$585,000	\$770,000	\$642,500	\$656,250
	4 Bed	16	\$640,000	\$1,220,000	\$802,500	\$842,187
	5+ Bed	1	\$920,000	\$920,000	\$920,000	\$920,000
	N/A	1	\$810,000	\$810,000	\$810,000	\$810,000
LAND	N/A	1	\$510,000	\$510,000	\$510,000	\$510,000
<b>TOTAL</b>		<b>34</b>				<b>\$669,926</b>



## Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.