

## 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

103 ATHENAEUM AVENUE 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

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,500

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

1 PEAK STREET CLYDE NORTH VIC 3978	\$750,000	30-Oct-25
11 MAGENTA STREET CLYDE NORTH VIC 3978	\$780,000	26-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: 15 January 2026


**1 PEAK STREET CLYDE NORTH VIC 3978**

Sold Price

<sup>RS</sup>
**\$750,000**

Sold Date

**30-Oct-25**
 4
  2
  2

Distance

**0.83km**

**11 MAGENTA STREET CLYDE NORTH VIC 3978**

Sold Price

**\$780,000**

Sold Date

**26-Oct-25**
 4
  2
  2

Distance

**0.41km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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