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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$699,000

Median sale price

Median price		\$740,000	Property type	House		Suburb	Clyde North
Period - From	01/11/2024	to	31/10/2025	Source	Prop	Track	

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 six 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
26 Emery Dr, Clyde North, VIC 3978	\$680,000	23/05/2025
40 Ravenswood Avenue, Clyde, VIC 3978	\$700,000	23/07/2025
226 Heather Grove, Clyde North, VIC 3978	\$699,000	31/05/2025

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 six months.

This Statement of Information was prepared on:	13/11/2025

