Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	ed fo	r sale							
Address Including suburb and postcode		2 Viewbank Road, Clyde North, VIC 3978							
Indicative sell	ing pr	rice							
For the meaning	of this	price see	consum	ner.vic.gov.au/ur	nderquo	oting			
Price Range	\$799,000		&	\$878,900					
Median sale p	rice								
Median price	\$750	\$750,000		Property Type	House		Suburb	Clyde North (3978)	
Period - From	01/0	8/2024	to	31/10/2025	Source	PropTrack			
Comparable p	roper	ty sales							
В	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:	12/11/2025
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