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	21 Graziers Crescent, Clyde North, VIC 3978
postcode	

Indicative selling price

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

Price Range	\$909,000	&	\$999,000
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Median sale price

Median price	\$740,000		Property Typ	e Hous	е	Suburb	Clyde North (3978)
Period - From	01/11/2024	to	31/10/2025	Source	PropTrack		

Comparable property sales

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
58 ELMTREE CRESCENT, CLYDE NORTH VIC 3978	\$941,000	25/05/2025
23 COACHELLA WAY, BERWICK VIC 3806	\$937,000	13/10/2025
44 SAUL AVENUE, BERWICK VIC 3806	\$980,000	29/05/2025

This Statement of Information was prepared on:	21/11/2025
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