

## 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

21 NANDEWAR STREET CLYDE NORTH VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$749,000

&

\$823,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

4 Highbury Road Clyde North VIC 3978	\$824,666	15-Jan-25
42 Evica Road Clyde North VIC 3978	\$730,000	08-Feb-25
6 Quintino Walk Clyde North VIC 3978	\$741,000	13-Jan-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: 29 May 2025



## 4 Highbury Road Clyde North VIC 3978

4 3 2

Sold Price

**\$824,666**

Sold Date

**15-Jan-25**

Distance

**2.62km**



## 42 Evica Road Clyde North VIC 3978

4 3 2

Sold Price

**\$730,000**

Sold Date

**08-Feb-25**

Distance

**2.86km**



## 6 Quintino Walk Clyde North VIC 3978

4 3 2

Sold Price

**\$741,000**

Sold Date

**13-Jan-25**

Distance

**3.04km**

RS = Recent sale

UN = Undisclosed Sale

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