

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 22 Abacot Street, Clyde North, VIC 3978

Indicative selling price

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

Price Range

\$839,000

&

\$899,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/01/2025

to

31/12/2025

Source

PropTrack

Comparable property sales

A

These are the three properties sold within five kilometres of the property for sale in the last 18 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

3 HOLLYWELL ROAD, CLYDE NORTH VIC 3978

\$851,000

20/08/2025

3 ARUBI AVENUE, CLYDE NORTH VIC 3978

\$870,000

16/01/2026

46 AUSTRALORP DRIVE, CLYDE NORTH VIC 3978

\$852,000

05/01/2026

This Statement of Information was prepared on: 23/01/2026