

## 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

23A ODEON AVENUE CLYDE NORTH VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 37B ODEON AVENUE CLYDE NORTH VIC 3978 | \$650,000 | 30-Jul-26 |
| 33A ODEON AVENUE CLYDE NORTH VIC 3978 | \$630,000 | 02-Jul-26 |
| 37A ODEON AVENUE CLYDE NORTH VIC 3978 | \$600,000 | 03-May-26 |

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.~~

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### 37B ODEON AVENUE CLYDE NORTH VIC 3978

 4  3  2

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**30-Jul-26**

Distance

**0.1km**



### 33A ODEON AVENUE CLYDE NORTH VIC 3978

 4  3  2

Sold Price

**\$630,000**

Sold Date

**02-Jul-26**

Distance

**0.07km**



### 37A ODEON AVENUE CLYDE NORTH VIC 3978

 3  2  2

Sold Price

**\$600,000**

Sold Date

**03-May-26**

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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