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: 36 Abbeyard Drive, Clyde, VIC 3978

Indicative selling price

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

Price Range: $1,170,000 & $1,250,000

Median sale price

Median price: $720,000 Property Type: House Suburb: Clyde (3978)

Period - From: 01/04/2025 to: 31/03/2026 Source: pricefinder

Comparable property sales

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 six months.

This Statement of Information was prepared on: 30/06/2026