

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

4 PICKEREL AVENUE CLYDE NORTH VIC 3978

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Clyde North

Period-from

01 Oct 2024

to

30 Sep 2025

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

8 FEATHERDOWN WAY CLYDE NORTH VIC 3978	\$850,000	10-Oct-25
15 TIDESWELL STREET CLYDE NORTH VIC 3978	\$935,000	24-Apr-25
60 LONGSHORE DRIVE CLYDE NORTH VIC 3978	\$1,290,000	30-May-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: 20 October 2025


**8 FEATHERDOWN WAY CLYDE
NORTH VIC 3978**

 4
  2
  2

Sold Price

^{RS}
\$850,000

Sold Date

10-Oct-25

Distance

0.14km

**15 TIDSWELL STREET CLYDE
NORTH VIC 3978**

 4
  2
  2

Sold Price

\$935,000

Sold Date

24-Apr-25

Distance

0.18km

**60 LONGSHORE DRIVE CLYDE
NORTH VIC 3978**

 4
  2
  2

Sold Price

\$1,290,000

Sold Date

30-May-25

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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