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	57 Villa Doria Drive, Clyde North, VIC 3978
postcode	

Indicative selling price

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

Price Range	\$880,000	&	\$950,000
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Median sale price

Median price	\$750,000		Property Typ	e Hous	е	Suburb	Clyde North (3978)
Period - From	01/08/2025	to	31/10/2025	Source	PropTrack		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 LENSING STREET, CLYDE NORTH VIC 3978	\$920,000	10/09/2025
26 CORBETT STREET, CLYDE NORTH VIC 3978	\$880,000	09/09/2025
10 HERENS ROAD, CLYDE NORTH VIC 3978	\$910,500	26/09/2025

This Statement of Information was prepared on:	07/11/2025