

## 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

92 FENWAY BOULEVARD CLYDE NORTH VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$950,000

### 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 22 DALZIELL CRESCENT CRANBOURNE NORTH VIC 3977 | \$900,000 | 23-Jun-25 |
| 15 TIDESWELL STREET CLYDE NORTH VIC 3978       | \$935,000 | 24-Apr-25 |
| 39 PICNIC AVENUE CLYDE NORTH VIC 3978          | \$910,000 | 24-Feb-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: 06 October 2025



## OBrien Real Estate

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### 22 DALZIELL CRESCENT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **\$900,000** Sold Date **23-Jun-25**

Distance **0.76km**



### 15 TIDSWELL STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price **\$935,000** Sold Date **24-Apr-25**

Distance **0.9km**



### 39 PICNIC AVENUE CLYDE NORTH VIC 3978

4 2 2

Sold Price **\$910,000** Sold Date **24-Feb-25**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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