

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 Lot 713 Bayberry Avenue, Clyde North 3978

Indicative selling price

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

Single price \$405,000

Median sale price

Median price \$735,000

Property type House

Suburb Clyde North

Period - From November 24

to

October 2025

Source Realestate.com.au

Comparable property sales

A* 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
Lot 2916 Fruition Street, clyde North 3978	\$401,000	17/7/2025
Lot 2825 Instinct Street, Clyde North 3978	\$421,000	8/9/2025
Lot 13 Yardi Way, Clyde North 3978	\$397,000	31/10/2025

This Statement of Information was prepared on: 12/11/25