

## 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

22 BRIGHTSTONE DRIVE CLYDE NORTH VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2025

to

31 Aug 2026

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 39 ELMTREE CRESCENT CLYDE NORTH VIC 3978 | \$855,000 | 29-Apr-26 |
| 13 SERENE WAY CLYDE NORTH VIC 3978       | \$850,000 | 20-Jul-26 |
| 58 ELLAROO CIRCUIT CLYDE NORTH VIC 3978  | \$800,000 | 15-Jun-26 |

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: 30 September 2026



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**39 ELMTREE CRESCENT CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price **\$855,000** Sold Date **29-Apr-26**

Distance **1.01km**



**13 SERENE WAY CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price **\$850,000** Sold Date **20-Jul-26**

Distance **0.09km**



**58 ELLAROO CIRCUIT CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price **\$800,000** Sold Date **15-Jun-26**

Distance **0.83km**

RS = Recent sale      UN = Undisclosed Sale

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