

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

3 OSPREY STREET 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

\$700,000

&

\$7,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Land

Suburb

Clyde North

Period-from

01 Aug 2025

to

31 Jul 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

9 NANDEWAR STREET CLYDE NORTH VIC 3978	\$715,000	02-Jun-25
3 CHITTAGONG DRIVE CLYDE NORTH VIC 3978	\$750,000	13-Apr-26
9 PAMIR CIRCUIT CLYDE NORTH VIC 3978	\$707,500	25-Jan-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: 27 August 2026



9 NANDEWAR STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price **\$715,000** Sold Date **02-Jun-25**

Distance **0.23km**



3 CHITTAGONG DRIVE CLYDE NORTH VIC 3978

4 2 2

Sold Price **\$750,000** Sold Date **13-Apr-26**

Distance **0.25km**



9 PAMIR CIRCUIT CLYDE NORTH VIC 3978

4 2 1

Sold Price **\$707,500** Sold Date **25-Jan-26**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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