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	$699,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$465,000	Property type	Land	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
10 PLUME STREET CLYDE NORTH VIC 3978	$740,000	16-Apr-26
12 SANDALWOOD CRESCENT CLYDE NORTH VIC 3978	$741,000	29-May-26
3 PANTHER CLOSE CLYDE NORTH VIC 3978	$740,000	28-Aug-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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10 PLUME STREET CLYDE NORTH VIC 3978

4 2 -

Sold Price **$740,000** Sold Date **16-Apr-26**

Distance **1.25km**

12 SANDALWOOD CRESCENT CLYDE NORTH VIC 3978

4 2 2

Sold Price **$741,000** Sold Date **29-May-26**

Distance **1.39km**

3 PANTHER CLOSE CLYDE NORTH VIC 3978

4 2 2

Sold Price RS **$740,000** Sold Date **28-Aug-26**

Distance **2.28km**

RS = Recent sale **UN** = Undisclosed Sale

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