

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 PARKVIEW STREET CLYDE NORTH VIC 3978

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Clyde North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertyessoldwithintwokilometresof theproperty 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 HYDE AVENUE CLYDE NORTH VIC 3978	\$1,130,000	20-May-25
15 MUTURU STREET CLYDE NORTH VIC 3978	\$1,250,000	12-May-25
12 KALTU STREET CLYDE NORTG VIC 3978	\$1,330,000	07-Jul-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: 30 July 2025