

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21 Tweed Road Clyde North, 3978
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Indicative selling price

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

Range between	\$1,060,000 & \$1,165,000
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Median sale price

Median price	\$780,000	Property Type	HOUSE	Suburb	CLYDE NORTH
Period - From	15-Aug-2025	to	12-Aug-2026	Source	realestate.com.au

Comparable property sales

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
1	18 Graziers Crescent, Clyde North, Vic 3978	\$1,100,000	13-Apr-2026
2	5 Bream Street, Clyde North, Vic 3978	\$1,170,000	07-Aug-2026
3	3 Yandra Street, Clyde North, Vic 3978	\$1,075,000	07-May-2026

This statement of information was prepared on 12-Aug-2026 at 11:45:50 PM AEST