

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 34 Clydevale Avenue, Clyde North, VIC 3978

Indicative selling price

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

Price Range

\$729,000

&

\$799,000

Median sale price

Median price

\$771,150

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/05/2025

to

30/04/2026

Source

Realestate.com.au

Comparable property sales

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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
32 EVERARD AVENUE, CLYDE NORTH VIC 3978	\$795,000	12/03/2026
18 CORROBOREE STREET, CLYDE NORTH VIC 3978	\$786,000	12/02/2026
79 MOXHAM DRIVE, CLYDE NORTH VIC 3978	\$795,000	14/01/2026

This Statement of Information was prepared on: 29/05/2026