

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 1 Somerford Drive, Clyde North, VIC 3978

Indicative selling price

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

Single Price \$747,000

Median sale price

Median price \$767,000 Property Type House Suburb Clyde North (3978)

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales

A 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
6 INCLUSION ROAD, CLYDE NORTH VIC 3978	\$740,000	22/04/2026
43 VILLA DORIA DRIVE, CLYDE NORTH VIC 3978	\$749,900	22/03/2026
20 SALIM WAY, CLYDE NORTH VIC 3978	\$745,000	18/03/2026

This Statement of Information was prepared on: 08/05/2026