

## 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 24 Hollywell Road, Clyde North, VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$790,000

&

\$860,000

### Median sale price

Median price

\$752,932

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/06/2025

to

31/05/2026

Source

PropTrack

### 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
20 DEORO PARADE, CLYDE NORTH VIC 3978	\$810,000	23/02/2026
55 BAZADAISE DRIVE, CLYDE NORTH VIC 3978	\$810,000	14/05/2026
100 DEORO PARADE, CLYDE NORTH VIC 3978	\$827,500	12/05/2026

This Statement of Information was prepared on: 26/06/2026