

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 40 Rockbank Road, Clyde North, VIC 3978

Indicative selling price

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

Price Range \$819,000 & \$899,000

Median sale price

Median price \$771,150 Property Type House Suburb Clyde North (3978)

Period - From 01/05/2025 to 01/04/2026 Source Realestate.com.au

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
18 SIKES ROAD, CLYDE NORTH VIC 3978	\$890,000	24/03/2026
39 ELMTREE CRESCENT, CLYDE NORTH VIC 3978	\$855,000	19/05/2026
44 ELMTREE CRESCENT, CLYDE NORTH VIC 3978	\$830,000	13/05/2026

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