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	12 Swallowtail Avenue, Clyde North, VIC 3978

Indicative selling price

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

Price Range	$750,000	&	$820,000

Median sale price

Median price	NA	Property Type	House	Suburb	Clyde North (3978)
Period - From	01/04/2026	to	28/04/2026	Source	Price Finder

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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
3 CHITTAGONG DRIVE, CLYDE NORTH VIC 3978	$750,000	28/04/2026
21 LACE MONITOR CIRCUIT, CLYDE NORTH VIC 3978	$805,000	24/04/2026
6 FIORIN STREET, CLYDE NORTH VIC 3978	$905,000	19/04/2026

This Statement of Information was prepared on: 28/04/2026