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<br>Including suburb and postcode | 10 HERENS ROAD CLYDE NORTH VIC 3978 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $890,000 | & | $940,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $725,000 | Property type | House | Suburb | Clyde North |
| Period-from | 01 Aug 2024 | to | 31 Jul 2025 | Source | Cotality |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last 6 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 BERNARDINS STREET CLYDE NORTH VIC 3978 | $950,000 | 25-Jul-25 |
| 23 EIGER STREET CLYDE NORTH VIC 3978 | $912,000 | 23-Jul-25 |
| 39 OCONNOR AVENUE CLYDE NORTH VIC 3978 | $920,000 | 12-Mar-25 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 August 2025

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**6 BERNARDINS STREET CLYDE NORTH VIC 3978**

4 2 2

Sold Price RS $950,000 Sold Date 25-Jul-25

Distance 1.03km



**23 EIGER STREET CLYDE NORTH VIC 3978**

4 3 2

Sold Price RS $912,000 Sold Date 23-Jul-25

Distance 1.14km



**39 OCONNOR AVENUE CLYDE NORTH VIC 3978**

4 2 2

Sold Price $920,000 Sold Date 12-Mar-25

Distance 1.47km



**32 VERDANT DRIVE CLYDE NORTH VIC 3978**

4 2 2

Sold Price $960,500 Sold Date 08-Apr-25

Distance 1.7km

**RS** = Recent sale **UN** = Undisclosed Sale

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