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	3 LENSING STREET 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$723,950	Property type	House	Suburb	Clyde North
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
9 GRAZING WAY CLYDE NORTH VIC 3978	$776,000	03-Mar-25
15 LENSING STREET CLYDE NORTH VIC 3978	$735,000	24-Aug-24
33 GRAZING WAY CLYDE NORTH VIC 3978	$710,000	23-Nov-24

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: 07 July 2025

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9 GRAZING WAY CLYDE NORTH VIC 3978

4 2 -

Sold Price **$776,000** Sold Date **03-Mar-25**

Distance **0.03km**



15 LENSING STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price **$735,000** Sold Date **24-Aug-24**

Distance **0.12km**



33 GRAZING WAY CLYDE NORTH VIC 3978

4 2 2

Sold Price **$710,000** Sold Date **23-Nov-24**

Distance **0.19km**

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

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