

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 Brightstone Drive, Clyde North Vic 3978

Indicative selling price

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

Range between

\$1,250,000

&

\$1,375,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Clyde North

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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 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 |
|--------------------------------|-------------------------------|-------------|--------------|
| 1 | 12 Denbigh Ct BERWICK 3806 | \$1,230,000 | 06/01/2026 |
| 2 | 6 Abercrombie St BERWICK 3806 | \$1,170,000 | 25/10/2025 |
| 3 | 14 Lorne Ct BERWICK 3806 | \$1,148,000 | 21/09/2025 |

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 six months.~~

This Statement of Information was prepared on:

17/02/2026 16:30



Property Type: House (Res)
Land Size: 764 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

Year ending December 2025: \$760,000

Comparable Properties



12 Denbigh Ct BERWICK 3806 (REI/VG)



Price: \$1,230,000
Method: Private Sale
Date: 06/01/2026
Property Type: House
Land Size: 851 sqm approx

[Agent Comments](#)



6 Abercrombie St BERWICK 3806 (REI/VG)



Price: \$1,170,000
Method: Private Sale
Date: 25/10/2025
Property Type: House
Land Size: 700 sqm approx

[Agent Comments](#)



14 Lorne Ct BERWICK 3806 (REI/VG)



Price: \$1,148,000
Method: Private Sale
Date: 21/09/2025
Property Type: House (Res)
Land Size: 707 sqm approx

[Agent Comments](#)

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