

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.~~

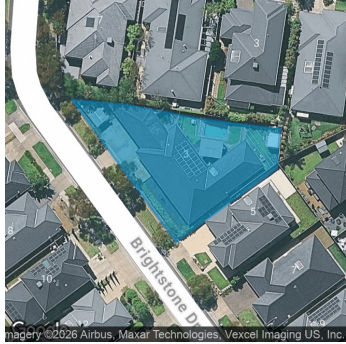
This Statement of Information was prepared on:

17/02/2026 16:30

3 Brightstone Drive, Clyde North Vic 3978

RayWhite

Peter Liu
0451367278
peter.liu@raywhite.com



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)

Agent Comments



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



6 Abercrombie St BERWICK 3806 (REI/VG)

Agent Comments



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



14 Lorne Ct BERWICK 3806 (REI/VG)

Agent Comments



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

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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