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	121 CEDUNA 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	$775,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,000	Property type	House	Suburb	Clyde North
Period-from	01 Apr 2025	to	31 Mar 2026	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
2 BRUIN STREET CLYDE NORTH VIC 3978	$815,000	30-Mar-26
19 AZZAM STREET CLYDE NORTH VIC 3978	$802,901	17-Mar-26
19 SCENERY DRIVE CLYDE NORTH VIC 3978	$835,000	06-Mar-26

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: 14 April 2026

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2 BRUIN STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price RS $815,000 Sold Date 30-Mar-26

Distance 1.45km



19 AZZAM STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price RS $802,901 Sold Date 17-Mar-26

Distance 1.62km



19 SCENERY DRIVE CLYDE NORTH VIC 3978

4 2 2

Sold Price RS $835,000 Sold Date 06-Mar-26

Distance 0.11km



9 PAWELL STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price RS $845,000 Sold Date 27-Feb-26

Distance 1.69km



121 YEUNGROON BOULEVARD CLYDE NORTH VIC 3978

4 2 2

Sold Price $800,000 Sold Date 30-Jan-26

Distance 1.46km



57 COMO PARADE CLYDE NORTH VIC 3978

4 2 2

Sold Price $790,000 Sold Date 28-Jan-26

Distance 1.66km

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

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