

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 SEVE WALK 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

\$549,999

&

\$604,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

House

Suburb

Clyde North

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

5 TESLA GRANGE CLYDE NORTH VIC 3978	\$600,000	18-May-26
37A ODEON AVENUE CLYDE NORTH VIC 3978	\$600,000	03-May-26
53 KAMET STREET CLYDE VIC 3978	- \$575,000	13-Apr-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 June 2026

Address: 12 Seve Walk CLYDE NORTH VIC 3978

RayWhite.

Land Area: 141 SQM
Building Area: 104 SQM = 11.19 sq
Year Built: 2025*



5 TESLA GRANGE CLYDE NORTH VIC 3978

3 2 1

Sold Price ^{RS} \$600,000 Sold Date 18-May-26

Land Area 142 SQM
Building Area 145 SQM = 15.60 sq
Year Built 2024

Distance -



37A ODEON AVENUE CLYDE NORTH VIC 3978

3 2 2

Sold Price \$600,000 Sold Date 03-May-26

Land Area 168 SQM
Building Area 130.59 SQM = 14.04 sq
Year Built 2023

Distance -



53 KAMET STREET CLYDE VIC 3978

3 2 1

Sold Price ^{RS UN} \$575,000 Sold Date 13-Apr-26

Land Area 112 SQM
Building Area 0 SQM
Year Built

Distance -

RS = Recent sale UN = Undisclosed Sale

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