

## 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

33 HEYBRIDGE STREET CLYDE VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

Property type

House

Suburb

Clyde

Period-from

01 Feb 2025

to

31 Jan 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 4 CRADLE AVENUE CLYDE VIC 3978       | \$910,000 | 28-Nov-25 |
| 39 GARRARD CRESCENT CLYDE VIC 3978   | \$895,000 | 28-Aug-25 |
| 10 MOXHAM DRIVE CLYDE NORTH VIC 3978 | \$870,000 | 11-Nov-25 |

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: 13 February 2026



**4 CRADLE AVENUE CLYDE VIC 3978**

Sold Price

**\$910,000**

Sold Date **28-Nov-25**

4 2 2

Distance **0.38km**



**39 GARRARD CRESCENT CLYDE VIC 3978**

Sold Price

**\$895,000**

Sold Date **28-Aug-25**

4 2 2

Distance **0.7km**



**10 MOXHAM DRIVE CLYDE NORTH VIC 3978**

Sold Price

**\$870,000**

Sold Date **11-Nov-25**

4 2 2

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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