

## 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

30 HYDE AVENUE CLYDE NORTH 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

\$1,080,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$734,200

Property type

House

Suburb

Clyde North

Period-from

01 Dec 2024

to

30 Nov 2025

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

30 CAVERN BOULEVARD CLYDE NORTH VIC 3978	\$1,150,000	02-Jul-25
9 BOUNTY WAY BERWICK VIC 3806	\$1,170,000	10-Nov-25
2 DENISON COURT BERWICK VIC 3806	\$1,165,000	06-Sep-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.~~

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**30 CAVERN BOULEVARD CLYDE  
NORTH VIC 3978**

 5  2  2

Sold Price **\$1,150,000** Sold Date **02-Jul-25**

Distance **3.26km**



**9 BOUNTY WAY BERWICK VIC  
3806**

 5  2  2

Sold Price <sup>RS</sup> **\$1,170,000** Sold Date **10-Nov-25**

Distance **4.23km**



**2 DENISON COURT BERWICK VIC  
3806**

 5  2  2

Sold Price **\$1,165,000** Sold Date **06-Sep-25**

Distance **3.07km**

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

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