

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

2 EIGER STREET 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

\$795,000

&

\$874,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2024

to

30 Jun 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

| | | |
|---------------------------------------|-----------|-----------|
| 18 EIGER STREET CLYDE NORTH VIC 3978 | \$799,000 | 07-Jul-25 |
| 7 DIESEL DRIVE CLYDE NORTH VIC 3978 | \$875,500 | 12-Jun-25 |
| 20 RANGER STREET CLYDE NORTH VIC 3978 | \$795,000 | 13-Jul-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: 22 July 2025



**18 EIGER STREET CLYDE NORTH
VIC 3978**

Sold Price

^{RS}

\$799,000

Sold Date

07-Jul-25



4



2



2

Distance

0.11km



**7 DIESEL DRIVE CLYDE NORTH VIC
3978**

Sold Price

\$875,500

Sold Date

12-Jun-25



4



2



2

Distance

1.3km



**20 RANGER STREET CLYDE
NORTH VIC 3978**

Sold Price

^{RS}

\$795,000

Sold Date

13-Jul-25



4



2



2

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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