

Statement of Information



Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 24 ODEON AVENUE

Suburb: CLYDE NORTH

State: VIC

Postcode: 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: \$ 999,999 and \$ 1,099,990

Median sale price

Median price: \$ 835,260

Property type: House

Suburb: Clyde North

Period - From: 17 / 12 / 2025 to: 17 / 06 / 2026 Source: Cotality Rp Data

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 six 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
1	<u>43 NEWGRANGE BOULEVARD CLYDE NORTH VIC 3978</u>	<u>\$ 1,180,000</u>	<u>01-Jan-26</u>
2	<u>13 NILOMA STREET CLYDE NORTH VIC 3978</u>	<u>\$ 920,000</u>	<u>19-Feb-26</u>
3	<u>7 SPINDLE STREET CLYDE NORTH VIC 3978</u>	<u>\$ 1,065,000</u>	<u>18-Feb-26</u>

~~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 six months~~

This Statement of Information was prepared on: 17 June 2026