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	94 Viewbright Road, Clyde North, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range $599,000 & $658,900

Median sale price

Median price $755,000 Property Type House Suburb Clyde North (3978)

Period - From 01/09/2025 to 31/08/2026 Source PropTrack

Comparable property sales

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
33A ODEON AVENUE, CLYDE NORTH VIC 3978	$630,000	02/07/2026
1 PARAPET LANE, CLYDE NORTH VIC 3978	$632,500	03/06/2026
41 GUISARD WAY, CLYDE NORTH VIC 3978	$650,000	07/07/2026

This Statement of Information was prepared on: 21/09/2026