

## 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

18 GREENFINCH DRIVE 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

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$734,200

Property type

House

Suburb

Clyde North

Period-from

01 Nov 2024

to

31 Oct 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 35 BRIGHTSTONE DRIVE CLYDE NORTH VIC 3978 | \$730,000 | 11-Jul-25 |
| 6 BISHOPGATE STREET CLYDE NORTH VIC 3978  | \$724,900 | 23-Jul-25 |
| 5 JACKWOOD DRIVE CLYDE NORTH VIC 3978     | \$750,000 | 23-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.~~

This Statement of Information was prepared on: 25 November 2025

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**35 BRIGHTSTONE DRIVE CLYDE  
NORTH VIC 3978**

 4  2  2

Sold Price **\$730,000** Sold Date **11-Jul-25**

Distance **0.94km**



**6 BISHOPGATE STREET CLYDE  
NORTH VIC 3978**

 4  2  2

Sold Price **\$724,900** Sold Date **23-Jul-25**

Distance **1.82km**



**5 JACKWOOD DRIVE CLYDE  
NORTH VIC 3978**

 4  2  2

Sold Price **\$750,000** Sold Date **23-Sep-25**

Distance **1.39km**

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

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