

## 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  
86 VIEWBRIGHT ROAD 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  \$600,000 &  \$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

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
88 VIEWBRIGHT ROAD CLYDE NORTH VIC 3978	\$628,000	10-Nov-25
89 VIEWBRIGHT ROAD CLYDE NORTH VIC 3978	\$658,500	10-Nov-25
39 SPARTAN AVENUE CLYDE NORTH VIC 3978	\$642,000	02-Oct-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: 23 December 2025



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**88 VIEWBRIGHT ROAD CLYDE  
NORTH VIC 3978**

3 2 2

Sold Price

**\$628,000** Sold Date **10-Nov-25**

Distance **0.01km**



**89 VIEWBRIGHT ROAD CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**RS \$658,500 UN** Sold Date **10-Nov-25**

Distance **0.07km**



**39 SPARTAN AVENUE CLYDE  
NORTH VIC 3978**

4 3 2

Sold Price

**\$642,000** Sold Date **02-Oct-25**

Distance **1.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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