

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

17 Heybridge Street, Clyde Vic 3978

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Clyde

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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	27 Bellman Av CLYDE 3978	\$712,500	24/02/2026
2	3 Cradle Av CLYDE 3978	\$750,000	20/02/2026
3	24 Sunstone St CRANBOURNE EAST 3977	\$765,000	06/02/2026

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:

25/02/2026 10:52

17 Heybridge Street, Clyde Vic 3978

Harcourts

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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

December quarter 2025: \$720,000



Property Type: Land

Land Size: 379 sqm approx

Agent Comments

Comparable Properties



27 Bellman Av CLYDE 3978 (REI)

Agent Comments



Price: \$712,500

Method: Private Sale

Date: 24/02/2026

Property Type: House



3 Cradle Av CLYDE 3978 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 20/02/2026

Property Type: House

Land Size: 416.44 sqm approx



24 Sunstone St CRANBOURNE EAST 3977 (REI)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 06/02/2026

Property Type: House

Land Size: 350 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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