

## 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

7 IMAGE WALK 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

\$625,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2025

to

28 Feb 2026

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

2 ORANA BOULEVARD CLYDE NORTH VIC 3978	\$650,000	26-Sep-25
15 CROPPING STREET CLYDE NORTH VIC 3978	\$679,000	27-Mar-25
48 VERBENA BOULEVARD CLYDE VIC 3978	\$675,000	27-Feb-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: 07 March 2026

Andrew Athanasiou

P 03 5995 0500

M 0421 252 344

E andrew.a@obrienrealestate.com.au



**2 ORANA BOULEVARD CLYDE  
NORTH VIC 3978**

 3  2  2

Sold Price **\$650,000** Sold Date **26-Sep-25**

Distance **0.08km**



**15 CROPPING STREET CLYDE  
NORTH VIC 3978**

 3  2  2

Sold Price **\$679,000** Sold Date **27-Mar-25**

Distance **2.44km**



**48 VERBENA BOULEVARD CLYDE  
VIC 3978**

 4  3  2

Sold Price **\$675,000** Sold Date **27-Feb-25**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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