

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 733 - Frontier Rise, Clyde North, 3978
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Indicative selling price

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

Single price \$ 430,000 or range between &

Median sale price

Median price \$ 599,500 Property type Vacant Land Suburb Clyde North

Period - From 1/10/2025 to 31/12/2025 Source Corelogic

Comparable property sales

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 Lot 1618 - Forbs Street, Clyde North, 3978	\$ 463,000	6/12/2024
2 Lot 1709 - Forbs Sreet, Clyde North, 3978	\$ 493,000	29/01/2026
3 Lot 1708 - Forbs Sreet, Clyde North, 3978	\$ 493,000	2/12/2025

This Statement of Information was prepared on:

27 Mar 2026