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 517 - Goldfields Boulevard, Clyde North, 3978

Indicative selling price

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

Single price	$ 328,000	or range between		&

Median sale price

Median price	$ 445,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/01/2026	to	31/03/2026	Source	Oliver Hume

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 824 - Feverfew Road, Clyde North, 3978	$ 337,000	21/05/2026
2 Lot 825 - Feverfew Road, Clyde North, 3978	$ 337,000	21/05/2026
3 Lot 635 - Calamint Avenue, Clyde North, 3978	$ 370,000	14/06/2026

This Statement of Information was prepared on: 03 Sep 2026