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 720 - Calamint Avenue, Clyde North, 3978

Indicative selling price

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

Single price	$ 385,000	or range between		&

Median sale price

Median price	$ -	Property type	Vacant Land	Suburb	#VALUE!
Period - From	0/01/1900	to	0/01/1900	Source	#VALUE!

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 709 - Tuition Drive, Clyde North, 3978	$ 395,000	21/05/2026
2 Lot 1907 - Minnow Street, Clyde North, 3978	$ 339,500	5/02/2026
3 Lot 1906 - Minnow Street, Clyde North, 3978	$ 339,500	3/02/2026

This Statement of Information was prepared on: 23 Jun 2026