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 754 - Bayberry Avenue, Clyde North, 3978

Indicative selling price

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

Single price	$ 455,000	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 729 - Frontier Rise, Clyde North, 3978	$ 455,000	23/06/2026
2 Lot 722 - Calamint Avenue, Clyde North, 3978	$ 455,000	21/06/2026
3 Lot 754 - Bayberry Avenue, Clyde North, 3988	$ 455,000	19/04/2026

This Statement of Information was prepared on: 27 Aug 2026