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 845 - Emblem 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	$ 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 721 - Calamint Avenue, Clyde North, 3978	$ 455,000	24/03/2026
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: 06 May 2026