

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode Lot 716 Wheatgrass Lane, Clyde North 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$389,000

### Median sale price

Median price \$745,000

Property type House

Suburb Clyde North

Period - From Feb 25

to

Jan 26

Source Realestate.com.au

### Comparable property sales

A\* 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 |
|--------------------------------------------|-----------|--------------|
| Lot 2825 Instinct Street, Clyde North 3978 | \$421,000 | 8/9/2025     |
| Lot 13 Yardi Way, Clyde North 3978         | \$397,000 | 31/10/2025   |
| Lot 908 Farmall Drive, Clyde North 3978    | \$404,000 | 21/10/2025   |

This Statement of Information was prepared on: 6/2/26