

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

1 Fresco Place, Clyde North VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 1650 – 15.25 x 25 (381m2)	\$435,500	Or range between	\$*	&	\$
Lot 1850 – 16 x 32 (512m2)	\$533,000	Or range between	\$*	&	\$
Lot 1927 – 15.5 x 33 (503m2)	\$517,000	Or range between	\$*	&	\$
Lot 2009 – 16.37 x 28 (454m2)	\$482,500	Or range between			
Lot 2126 – 10.79 x 44.2 (800m2)	\$717,500	Or range between	\$*	&	\$
Lot 2125 – 11.47 x 38.39 (594m2)	\$599,500	Or range between	\$*	&	\$
Lot 2127 – 32.21 x 28 (596m2)	\$596,000	Or range between	\$*	&	\$
Lot 2152 – 14 x 28 (388m2)	\$437,000	Or range between	\$*	&	\$
Lot 2153 – 14 x 28 (392m2)	\$448,000	Or range between	\$*	&	\$
Lot 2249, 2250 – 12.50 x 28 (350m2)	\$443,000	Or range between	\$*	&	\$

Lot 2251, 2301 – 14 x 28 (392m2)	\$453,000	Or range between	\$*	&	\$
Lot 2320 – 14 x 21 (290m2)	\$358,000	Or range between	\$*	&	\$
Lot 2321, 2322 – 12.5 x 21 (263m2)	\$352,000	Or range between	\$*	&	\$
Lot 2326 – 14 x 25 (350m2)	\$421,000	Or range between	\$*	&	\$
Lot 2333, 2334 – 12.5 x 30 (400m2)	\$464,000	Or range between	\$*	&	\$
Lot 2339, 2340, 2345, 2346, 2347, 2349, 2351 – 12.5 x 28 (350m2)	\$424,000	Or range between	\$*	&	\$
Lot 2343, 2344 – 14 x 28 (392m2)	\$458,00	Or range between	\$*	&	\$
Lot 2350 – 15.5 x 28 (350m2)	\$470,000	Or range between	\$*	&	\$
Lot 2426 – 12.57 x 32 (402m2)	\$420,000	Or range between	\$*	&	\$

Suburb unit median sale price

Median price	\$445,000	Suburb	Clyde
Period - From	April 2025	To	July 2025
Source	Internal Research Department		

*Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of **400** properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.*

Comparable property sales (*Delete A or B below as applicable)

A*

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1850 – 16 x 32 (512m2)	Lot 1850 Orana (512m2)	\$533,000	July 2025
	Lot 2803 Smiths Lane (512m2)	\$558,000	July 2025
	Lot 5303 Meridian (512m2)	\$587,000	July 2025

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	Lot 2157 Orana (392m2)	\$448,000	April 2025

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2251, 2301 – 14 x 28 (392m2)	Lot 2727 Smiths Lane (392m2)	\$469,000	July 2025
	Lot 2921 Smiths Lane (392m2)	\$470,000	July 2025

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2326 – 14 x 25 (350m2)	Lot 2231 Orana (350m2)	\$418,000	April 2025
	Lot 2207 Orana (350m2)	\$418,000	July 2025
	Lot 2413 Riverfield (350m2)	\$410,000	July 2025

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2339, 2340, 2345, 2346, 2347, 2349, 2351 – 12.5 x 28 (350m2)	Lot 2237 Orana (350m2)	\$418,000	July 2025
	Lot 2303 Orana (350m2)	\$421,000	July 2025
	Lot 2236 Orana (350m2)	\$418,000	July 2025

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2249, 2250 – 12.50 x 28 (350m2)	Lot 2203 Orana (350m2)	\$418,000	July 2025
	Lot 2202 Orana (350m2)	\$418,000	July 2025
	Lot 2201 Orana (350m2)	\$418,000	July 2025

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2153 – 14 x 28 (392m2)	Lot 2157 Orana (392m2)	\$448,000	April 2025
	Lot 2727 Smiths Lane (392m2)	\$469,000	July 2025
	Lot 2921 Smiths Lane (392m2)	\$470,000	July 2025

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2343, 2344 – 14 x 28 (392m2)	Lot 2157 Orana (392m2)	\$448,000	April 2025
	Lot 2727 Smiths Lane (392m2)	\$469,000	July 2025
	Lot 2921 Smiths Lane (392m2)	\$470,000	July 2025

OR B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Reasoning: There were no/not enough comparable lots sold within the last six months in the 2km radius

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Lot 1650 – 15.25 x 25 (381m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Lot 1927 – 15.5 x 33 (503m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Lot 2009 – 16.37 x 28 (454m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Lot 2125 – 11.47 x 38.39 (594m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Lot 2126 – 10.79 x 44.2 (800m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2127 – 32.21 x 28 (596m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2152 – 14 x 28 (388m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2320 – 14 x 21 (290m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2321, 2322 – 12.5 x 21 (263m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2333, 2334 – 12.5 x 30 (400m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2350 – 15.5 x 28 (350m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 2426 – 12.57 x 32 (402m2)			

This Statement of Information was prepared on: September 2025