

# 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 1428 - Gator Esplanade, 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 \$ 654,000

or range between

&

### Median sale price

Median price \$ 526,000

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 2027 - Brooklime Road, Clyde North, 3978	\$ 658,000	2/04/2026
2 Lot 1734 - Brooklime Road, Clyde North, 3978	\$ 658,000	20/03/2026
3 Lot 2026 - Brooklime Road, Clyde North, 3978	\$ 658,000	2/02/2026

This Statement of Information was prepared on:

08 May 2026