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	117 Riverland Road, Clyde, VIC-3978

Indicative selling price

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

Single price		or range between	$465,000	&	$475,000

Median sale price

Median price	$388,000	Property type	Land	Suburb	Clyde
Period - From	Dec 2025	to	Dec 2025	Source	Cotality

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. 7 Cerise Avenue, Clyde, VIC-3978	$480,000	06/10/25
2. 3 Blackthorn Rise, Clyde, VIC-3978	$490,000	17/12/25
3. 301 Bellavita Avenue, Clyde, VIC-3978	$491,000	30/01/26

This Statement of Information was prepared on: 14/03/26