

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

49 FRANKLAND STREET 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)

Single Price		or range between	\$675,000	&	\$740,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$737,500	Property type	House	Suburb	Clyde North
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
25 GLENELG STREET CLYDE NORTH VIC 3978	\$715,000	01-Sep-25
71 TANGEMERE WAY CRANBOURNE EAST VIC 3977	\$725,000	14-Aug-25
79 STATELY DRIVE CRANBOURNE EAST VIC 3977	\$742,000	28-Sep-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 28 January 2026

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**25 GLENELG STREET CLYDE
NORTH VIC 3978**

4 2 2

Sold Price

\$715,000 Sold Date **01-Sep-25**

Distance **0.17km**



**71 TANGEMERE WAY
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price

\$725,000 Sold Date **14-Aug-25**

Distance **1.41km**



79 STATELY DRIVE CRANBOURNE Sold Price
EAST VIC 3977

4 2 2

\$742,000 Sold Date **28-Sep-25**

Distance **1.63km**

RS = Recent sale **UN** = Undisclosed Sale

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