

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$740,000

### 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.~~

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Adam Mahmoud  
P 03 8794 6100  
M 0411 664 260  
E amahmoud@barryplant.com.au



**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  
EAST VIC 3977**

 4  2  2

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

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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