Property Price Statement

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or locality and postcode: 304* 13 Angophera Road Clyde North

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					437.00

Indicative selling price

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

Single Price $ 599,000 **or range between** $ **&** $

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price $ 448,000 **Property Type** Land Only **Suburb** Clyde North

Period - From 15/04/2026 **To** 15/10/2026 **Source** RPM Data

Comparable property sales

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
404 9 Daffy Street Clyde North	$560,000	13/07/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					462.00

Address of comparable property	Price	Date of sale
733 93 Ferdinand Drive Clyde North	$618,000	31/08/2025

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					511.00

Address of comparable property	Price	Date of sale
717 136 Ferdinand Drive Clyde North	$620,000	17/05/2025

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					512.00

☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price | **Unconditional sale date**