

# 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

38 Benoit Circuit, 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)

Range between

\$445,000

&

\$465,000

### Median sale price

Median price

\$414,000

Property Type

Vacant land

Suburb

Clyde North

Period - From

21/05/2024

to

20/05/2025

Source

Property Data

### 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 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	8 Comradeship Ct CLYDE NORTH 3978	\$450,000	07/04/2025
2	33 Wild Goose Way CLYDE NORTH 3978	\$465,000	12/02/2025
3	14 Acadia Rd CLYDE NORTH 3978	\$456,000	03/02/2025

**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 six months.~~

This Statement of Information was prepared on:

21/05/2025 13:25

Nima Goharpey  
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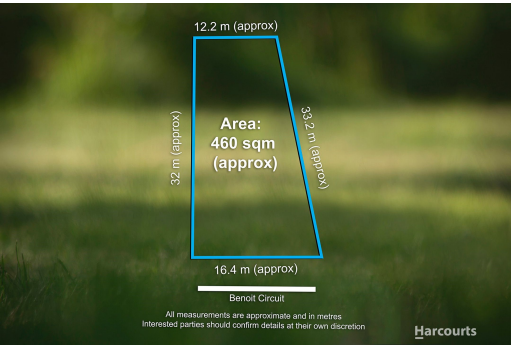
nima.goharpey@harcourts.com.au

**Indicative Selling Price**

\$445,000 - \$465,000

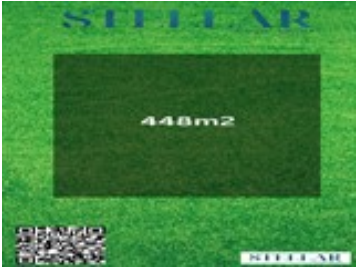
**Median Land Price**

21/05/2024 - 20/05/2025: \$414,000



**Property Type:** Land  
**Land Size:** 460 sqm approx  
**Agent Comments**

## Comparable Properties



**8 Comradeship Ct CLYDE NORTH 3978 (VG)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Sale  
**Date:** 07/04/2025  
**Property Type:** Land  
**Land Size:** 448 sqm approx

**33 Wild Goose Way CLYDE NORTH 3978 (VG)**

**Agent Comments**



**Price:** \$465,000  
**Method:** Sale  
**Date:** 12/02/2025  
**Property Type:** Land  
**Land Size:** 399 sqm approx

**14 Acadia Rd CLYDE NORTH 3978 (VG)**

**Agent Comments**



**Price:** \$456,000  
**Method:** Sale  
**Date:** 03/02/2025  
**Property Type:** Land  
**Land Size:** 464 sqm approx

**Account - Harcourts Manningham | P: 03 9842 8000**