

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

14 KARULA CIRCUIT CLYDE 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

\$810,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,750

Property type

House

Suburb

Clyde

Period-from

01 May 2025

to

30 Apr 2026

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

312 BELLAVITA AVENUE CLYDE VIC 3978	\$869,900	27-Feb-26
10 VERDON STREET CLYDE VIC 3978	\$814,900	19-Feb-26
6 KARULA CIRCUIT CLYDE VIC 3978	\$820,000	22-Jan-26

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 May 2026


**312 BELLAVITA AVENUE CLYDE
VIC 3978**

4 2 2

Sold Price \$869,900 Sold Date 27-Feb-26
Distance 0.91km

**10 VERDON STREET CLYDE VIC
3978**

4 2 2

Sold Price \$814,900 Sold Date 19-Feb-26
Distance 0.73km

**6 KARULA CIRCUIT CLYDE VIC
3978**

4 2 2

Sold Price \$820,000 Sold Date 22-Jan-26
Distance 0.05km
RS = Recent sale
UN = Undisclosed Sale

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