

## 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

16 KARULA CIRCUIT CLYDE 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Clyde

Period-from

01 Apr 2025

to

31 Mar 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

2 VULPINE STREET CLYDE VIC 3978	\$895,000	13-Dec-25
9 MELFI STREET CLYDE VIC 3978	\$895,000	16-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: 21 April 2026



**2 VULPINE STREET CLYDE VIC 3978**

4 2 2

Sold Price

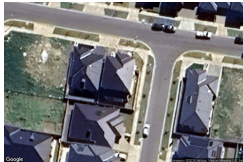
**\$895,000**

Sold Date

**13-Dec-25**

Distance

**1.63km**



**9 MELFI STREET CLYDE VIC 3978**

4 - -

Sold Price

Sold Date

**16-Jan-26**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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