

## 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

20 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

\$540,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,498

Property type

Land

Suburb

Clyde

Period-from

01 Sep 2025

to

31 Aug 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 79 SHEARJOY LOOP CLYDE NORTH VIC 3978       | \$561,000 | 19-May-26 |
| 16 KEPLER STREET CLYDE NORTH VIC 3978       | \$509,000 | 13-Apr-26 |
| LOT 2939 HEATHER GROVE CLYDE NORTH VIC 3978 | \$548,000 | 26-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.~~

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**79 SHEARJOY LOOP CLYDE  
NORTH VIC 3978**

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Sold Price

**\$561,000**

Sold Date **19-May-26**

Distance **1.54km**



**16 KEPLER STREET CLYDE NORTH  
VIC 3978**

- - -

Sold Price

**\$509,000**

Sold Date **13-Apr-26**

Distance **1.02km**



**76 HEATHER GROVE CLYDE  
NORTH VIC 3978**

2 2 1

Sold Price

**\$548,000**

Sold Date **06-Feb-18**

Distance **5.24km**

RS = Recent sale

UN = Undisclosed Sale

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