

## 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

53 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

\$695,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Clyde

Period-from

01 Jun 2025

to

31 May 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

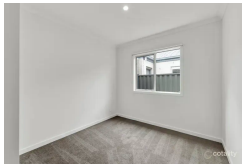
Date of sale

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 12 BONIFACIO ROAD CLYDE VIC 3978 | \$743,576 | 15-Jan-26 |
| 11 BALLAD STREET CLYDE VIC 3978  | \$745,000 | 20-Mar-26 |
| 17 OLYMPIC PARADE CLYDE VIC 3978 | \$725,000 | 20-Mar-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: 11 June 2026


**12 BONIFACIO ROAD CLYDE VIC  
3978**
 4  2  2

Sold Price

**\$743,576**

Sold Date

**15-Jan-26**

Distance

**0.54km**

**11 BALLAD STREET CLYDE VIC  
3978**
 4  2  2

Sold Price

**\$745,000**

Sold Date

**20-Mar-26**

Distance

**1.54km**

**17 OLYMPIC PARADE CLYDE VIC  
3978**
 4  2  2

Sold Price

**\$725,000**

Sold Date

**20-Mar-26**

Distance

**1.19km**

RS = Recent sale

UN = Undisclosed Sale

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