

## 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

56 KIELDER CRESCENT 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde

Period-from

01 Aug 2025

to

31 Jul 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 71 KARULA CIRCUIT CLYDE VIC 3978  | \$750,000 | 06-Jul-26 |
| 14 BONIFACIO ROAD CLYDE VIC 3978  | \$729,900 | 09-Apr-26 |
| 109 RIVERLAND ROAD CLYDE VIC 3978 | \$750,000 | 04-May-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 August 2026



**71 KARULA CIRCUIT CLYDE VIC 3978**

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**06-Jul-26**

4 2 2

Distance

**0.23km**



**14 BONIFACIO ROAD CLYDE VIC 3978**

Sold Price

**\$729,900**

Sold Date

**09-Apr-26**

4 2 2

Distance

**0.38km**



**109 RIVERLAND ROAD CLYDE VIC 3978**

Sold Price

**\$750,000**

Sold Date

**04-May-26**

4 2 2

Distance

**0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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