

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

2 VULPINE STREET 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

\$830,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Clyde

Period-from

01 Nov 2024

to

31 Oct 2025

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

10 VULPINE STREET CLYDE VIC 3978	\$850,000	26-Sep-25
24 MIMOSA GRANGE CLYDE VIC 3978	\$905,000	03-Jul-25

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 November 2025



10 VULPINE STREET CLYDE VIC 3978

Sold Price

\$850,000

Sold Date

26-Sep-25

 4  2  2

Distance

0.08km



24 MIMOSA GRANGE CLYDE VIC 3978

Sold Price

\$905,000

Sold Date

03-Jul-25

 4  2  2

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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