

## 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

38 MERRIN CIRCUIT CLYDE NORTH 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

\$880,000

&

\$968,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2025

to

30 Jun 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 13 DAMICE STREET CLYDE NORTH VIC 3978      | \$965,000 | 06-Jul-26 |
| 26 SWALLOWTAIL AVENUE CLYDE NORTH VIC 3978 | \$975,000 | 27-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: 20 July 2026



**13 DAMICE STREET CLYDE NORTH  
VIC 3978**

Sold Price

<sup>RS</sup>

**\$965,000**

Sold Date

**06-Jul-26**



4



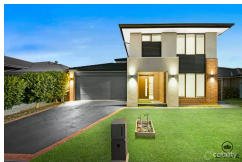
3



2

Distance

**1.69km**



**26 SWALLOWTAIL AVENUE  
CLYDE NORTH VIC 3978**

Sold Price

**\$975,000**

Sold Date

**27-Mar-26**



4



2



2

Distance

**0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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