

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

9 OSTIA 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

\$799,000

&

\$849,000

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

6 KARULA CIRCUIT CLYDE VIC 3978	\$820,000	22-Jan-26
30 HARTLEIGH STREET CLYDE VIC 3978	\$825,000	26-Jan-26
104 HARTLEIGH STREET CLYDE VIC 3978	\$830,000	08-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: 11 June 2026

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6 KARULA CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price

\$820,000

Sold Date

22-Jan-26

Distance

0.87km



30 HARTLEIGH STREET CLYDE VIC 3978

4 2 2

Sold Price

\$825,000

Sold Date

26-Jan-26

Distance

3.11km



104 HARTLEIGH STREET CLYDE VIC 3978

4 2 2

Sold Price

^{RS} **\$830,000**

Sold Date

08-May-26

Distance

3.17km

RS = Recent sale

UN = Undisclosed Sale

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