

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

32 KARABAIR STREET CLYDE NORTH 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

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 EMERY DRIVE CLYDE NORTH VIC 3978	\$830,000	29-Apr-25
11 KELTON AVENUE CLYDE NORTH VIC 3978	\$835,000	18-Mar-25
34 RITCHIE DRIVE CLYDE NORTH VIC 3978	\$875,000	01-Apr-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: 09 July 2025



6 EMERY DRIVE CLYDE NORTH VIC 3978

Sold Price

\$830,000

Sold Date

29-Apr-25



4



2



2

Distance

1.03km



11 KELTON AVENUE CLYDE NORTH VIC 3978

Sold Price

\$835,000

Sold Date

18-Mar-25



3



2



2

Distance

1.07km



34 RITCHIE DRIVE CLYDE NORTH VIC 3978

Sold Price

\$875,000

Sold Date

01-Apr-25



4



2



2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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