

## 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  
44 APPLEJACK BOULEVARD 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  \$820,000 &  \$899,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Clyde
Period-from <input type="text"/> 01 Dec 2024	to <input type="text"/> 30 Nov 2025	Source <input type="text"/> 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
4 ASHBURTON AVENUE CLYDE VIC 3978	\$885,000	15-Feb-25
76 YARALLA CIRCUIT CLYDE VIC 3978	\$901,000	25-Aug-25
4 MARBERSPRING ROAD CLYDE VIC 3978	\$822,500	24-Sep-24

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: 10 December 2025



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**4 ASHBURTON AVENUE CLYDE  
VIC 3978**

4 2 2

Sold Price

**\$885,000** Sold Date **15-Feb-25**

Distance **0.32km**



**76 YARALLA CIRCUIT CLYDE VIC  
3978**

4 2 2

Sold Price

**\$901,000** Sold Date **25-Aug-25**

Distance **0.45km**



**4 MARBERSPRING ROAD CLYDE  
VIC 3978**

4 2 2

Sold Price

**\$822,500** Sold Date **24-Sep-24**

Distance **0.56km**

**RS** = Recent sale **UN** = Undisclosed Sale

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