

## 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

21 DARKUM STREET CLYDE 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Clyde

Period-from

01 Apr 2025

to

31 Mar 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

4 TREEBEARD STREET CLYDE VIC 3978	\$715,000	04-Mar-26
51 FOUNDATION AVENUE CLYDE VIC 3978	\$685,000	22-Jan-26
10 ASHTEAD STREET CLYDE VIC 3978	\$670,000	10-Feb-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: 16 April 2026



**4 TREEBEARD STREET CLYDE VIC 3978**

 4  2  2

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date **04-Mar-26**

Distance **0.73km**



**51 FOUNDATION AVENUE CLYDE VIC 3978**

 3  2  2

Sold Price

**\$685,000**

Sold Date **22-Jan-26**

Distance **0.74km**



**10 ASHTEAD STREET CLYDE VIC 3978**

 3  2  2

Sold Price

**\$670,000**

Sold Date **10-Feb-26**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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