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	2 VULPINE 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	$830,000	&	$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Clyde
Period-from	01 Nov 2024	to	31 Oct 2025	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
10 VULPINE STREET CLYDE VIC 3978	$850,000	26-Sep-25
24 MIMOSA GRANGE CLYDE VIC 3978	$905,000	03-Jul-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: 28 November 2025

Harcourts
Jason Dowler
M 0403598754
E jason.dowler@harcourts.com.au



10 VULPINE STREET CLYDE VIC 3978

4 2 2

Sold Price **$850,000** Sold Date **26-Sep-25**

Distance **0.08km**



24 MIMOSA GRANGE CLYDE VIC 3978

4 2 2

Sold Price **$905,000** Sold Date **03-Jul-25**

Distance **1.1km**

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

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