

## 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  
38 MERRIBROOK 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	\$560,000	&	\$615,000
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### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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 BORTHWICK PARADE CLYDE NORTH VIC 3978	\$600,000	01-Sep-25
23 LYGON AVENUE CLYDE VIC 3978	\$628,500	02-Dec-25
125 YARALLA CIRCUIT CLYDE VIC 3978	\$642,000	16-Dec-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: 12 January 2026

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**4 BORTHWICK PARADE CLYDE  
NORTH VIC 3978**

3 2 1

Sold Price

**\$600,000** Sold Date **01-Sep-25**Distance **1.9km****23 LYGON AVENUE CLYDE VIC  
3978**

3 2 1

Sold Price

**RS \$628,500** Sold Date **02-Dec-25**Distance **1.88km****125 YARALLA CIRCUIT CLYDE VIC  
3978**

3 2 1

Sold Price

**RS \$642,000** Sold Date **16-Dec-25**Distance **0.29km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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