



16 AMADEUS STREET CLYDE VIC 3978

Prepared on 13th May 2026



Linda Hendrie
HOCKINGSTUART DANDENONG

Shop 14 30-32 Langhorne Street Dandenong 3175
DANDENONG VIC 3175

m: 0407 183 806

w: 03 9213 3000

linda.hendrie@hockingstuart.com

Your Property

16 AMADEUS STREET CLYDE VIC 3978

4 

2 

2 

350m² 

- 



Your Property History

7 Oct, 2023 - Listed for sale at \$714,990

25 Jul, 2022 - Sold for \$390,000



Introducing Linda Hendrie

Linda Hendrie – Hockingstuart Dandenong

Sales Associate Linda Hendrie combines her knowledge of property, quality service and excellent communication skills to deliver a first-class real estate experience to her clients. Her upbeat nature, enthusiasm and drive have made her a valued member of the team, and she's always looking for new and innovative ways to make the sales process as stress free as possible.

The Proprietor
16 Amadeus Street
Clyde

12th May 2026

Dear Hudson,

Thank you for the opportunity to appraise your property at 16 Amadeus Street Clyde 3978.

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

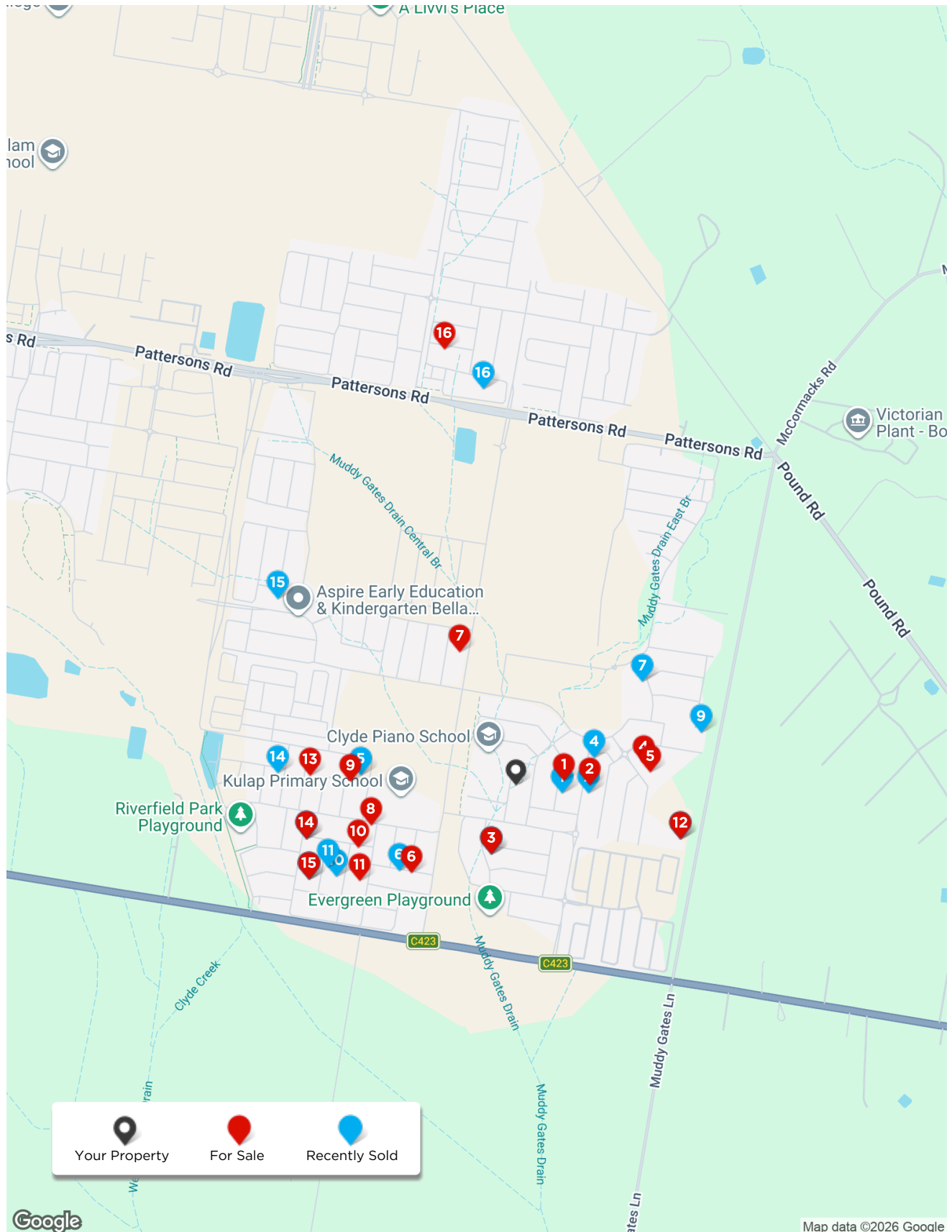
If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

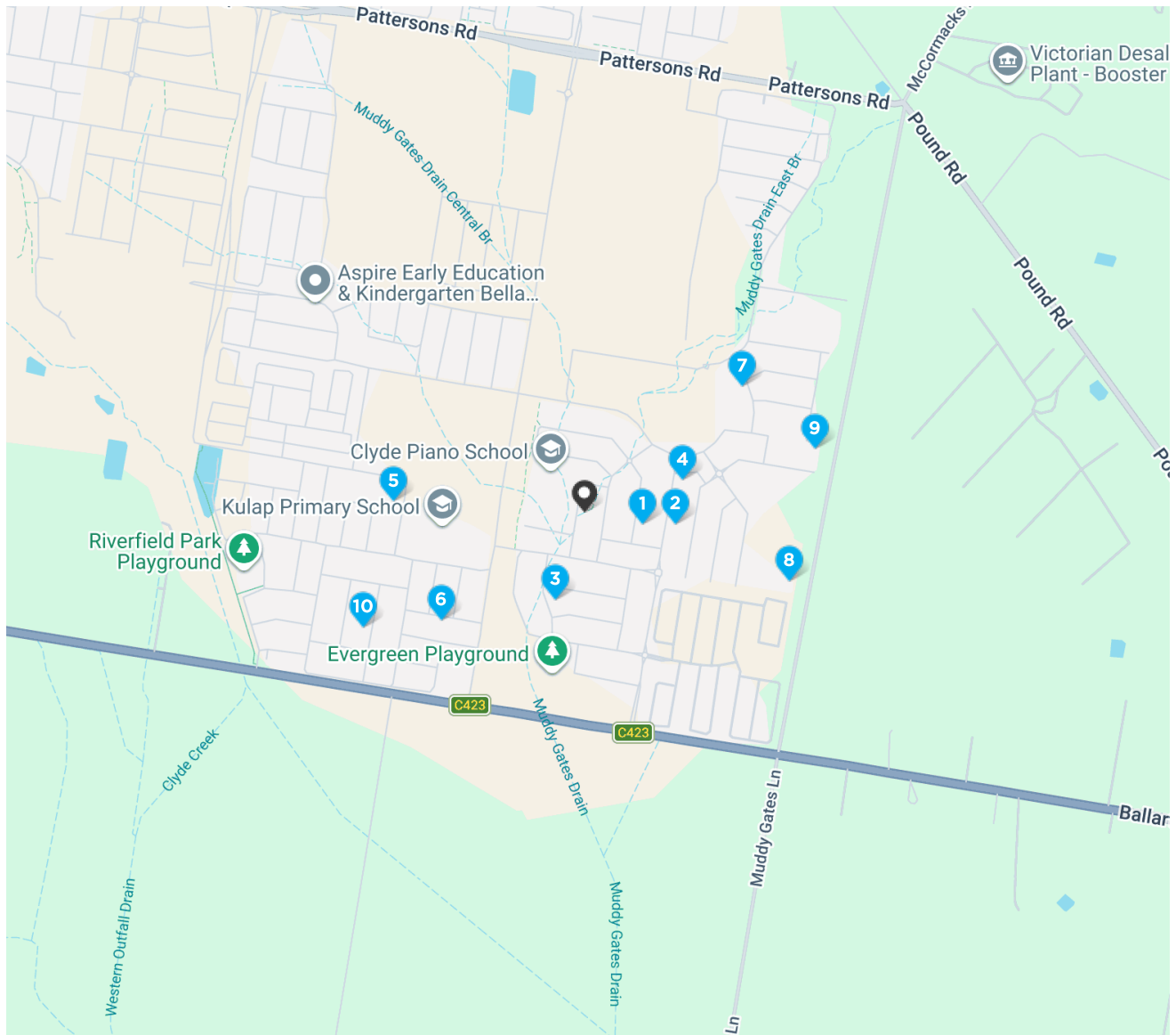
Linda Hendrie

Linda Hendrie
HOCKINGSTUART DANDENONG
Shop 14, 30 - 32 Langhorne Street
DANDENONG VIC 3175
m: 0407 183 806
linda.hendrie@hockingstuart.com\

Comparables Map: Sales & Listings



Comparables Map: Sales



					
1	105 CARRERA CRESCENT CLYDE VIC 3978	4	3	2	\$825,000
2	54 FOLLETT BOULEVARD CLYDE VIC 3978	4	2	2	\$770,000
3	10 GREENLAND AVENUE CLYDE VIC 3978	5	3	2	\$832,500
4	70 FOLLETT BOULEVARD CLYDE VIC 3978	4	2	2	-
5	68 CONCERTO STREET CLYDE VIC 3978	4	3	2	\$813,888
6	11 BALLAD STREET CLYDE VIC 3978	4	2	2	\$745,000
7	10 VERDON STREET CLYDE VIC 3978	4	2	2	\$814,900
8	85 OLYMPIC PARADE CLYDE VIC 3978	4	2	2	\$767,500
9	312 BELLAVITA AVENUE CLYDE VIC 3978	4	2	2	\$869,900
10	16 CADENZA STREET CLYDE VIC 3978	4	3	2	\$955,000



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Recent sales all agents

1 105 CARRERA CRESCENT CLYDE VIC 3978

Sold	\$825,000
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 4	 3	 2	 392m ²	 186m ²
Year Built	2026		DOM	1
Sold Date	27-Nov-25		Distance	0.15km
First Listing	\$825,000			
Last Listing	\$825,000			

Notes from your agent
Off market sale

2 54 FOLLETT BOULEVARD CLYDE VIC 3978

Sold ^{RS} \$770,000



 4	 2	 2	 392m ²	 194m ²
Year Built	2025		DOM	3
Sold Date	05-Feb-26		Distance	0.23km
First Listing	SOLD OFF MARKET - BUYERS READY!			
Last Listing	SOLD OFF MARKET - BUYERS READY!			

Notes from your agent

3 10 GREENLAND AVENUE CLYDE VIC 3978

Sold	\$832,500
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 5	 3	 2	 313m ²	 226m ²
Year Built	2023	DOM	72	
Sold Date	27-Dec-25	Distance	0.24km	
First Listing	\$839K - \$909K! 2 years old, Upgraded Home			
Last Listing	\$795K - \$874.5K! Carlisle Upgraded Home			

4 70 FOLLETT BOULEVARD CLYDE VIC 3978

	RS	UN
Sold		-



 4  2  2  392m²  -
 Year Built - DOM 2
 Sold Date 10-Apr-26 Distance 0.26km
 First Listing SOLD OFF MARKET - BUYERS READY!
 Last Listing SOLD OFF MARKET - BUYERS READY!

Notes from your agent
Sold \$770,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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Recent sales all agents

9	312 BELLAVITA AVENUE CLYDE VIC 3978	Sold	\$869,900
	4 2 2 448m² - - - - Year Built Sold Date First Listing Last Listing - 27-Feb-26 - - DOM Distance - 0.6km		
Notes from your agent			
Open plan			
10	16 CADENZA STREET CLYDE VIC 3978	Sold	\$955,000
	4 3 2 434m² 218m² Year Built Sold Date First Listing Last Listing 2026 02-Dec-25 \$929,000 - \$989,000 \$929,000 - \$989,000 DOM Distance 1 0.63km		
Notes from your agent			
11	11 ZAMBEZI STREET CLYDE VIC 3978	Sold	\$695,000
	4 2 2 350m² 160m² Year Built Sold Date First Listing Last Listing 2023 28-Feb-26 \$690,000 - \$759,000 \$690,000 - \$759,000 DOM Distance 10 0.64km		
Notes from your agent			
Open plan			
12	2 VULPINE STREET CLYDE VIC 3978	Sold	\$895,000
	4 2 2 508m² 227m² Year Built Sold Date First Listing Last Listing 2023 13-Dec-25 \$830,000 - \$910,000 \$830,000 - \$910,000 DOM Distance 39 0.68km		

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Recent sales all agents

13 5 VOLERO STREET CLYDE VIC 3978



 4  2  2  448m ²  208m ²			
Year Built	2024	DOM	59
Sold Date	31-Jan-26	Distance	0.72km
First Listing	\$795,000 - \$870,000		
Last Listing	Sold		

Sold	\$820,000
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Notes from your agent

3 living areas - grey flooring floors - abundance of cupboards and bench space - mod wood decking

14 11 RUBATO STREET CLYDE VIC 3978



 4
  2
  2
  294m²
 137m²

Year Built 2023 DOM 35
 Sold Date 05-Mar-26 Distance 0.75km
 First Listing \$690,000 - \$749,000
 Last Listing \$650,000 - \$715,000

Sold	\$695,000
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Notes from your agent

Open plan

23 BELLAVITA AVENUE CLYDE VIC 3978



 4
  2
  2
  392m²
 183m²

Year Built 2023 DOM 59

Sold Date 16-Jan-26 Distance 0.94km

First Listing \$770,000 - \$820,000

Last Listing UNDER OFFER BY DILSHAN WIJERATHNA

Sold	\$775,000
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Notes from your agent

2 living areas - extensive bench space

16 38 CARNELIAN CIRCUIT CLYDE NORTH VIC 3978

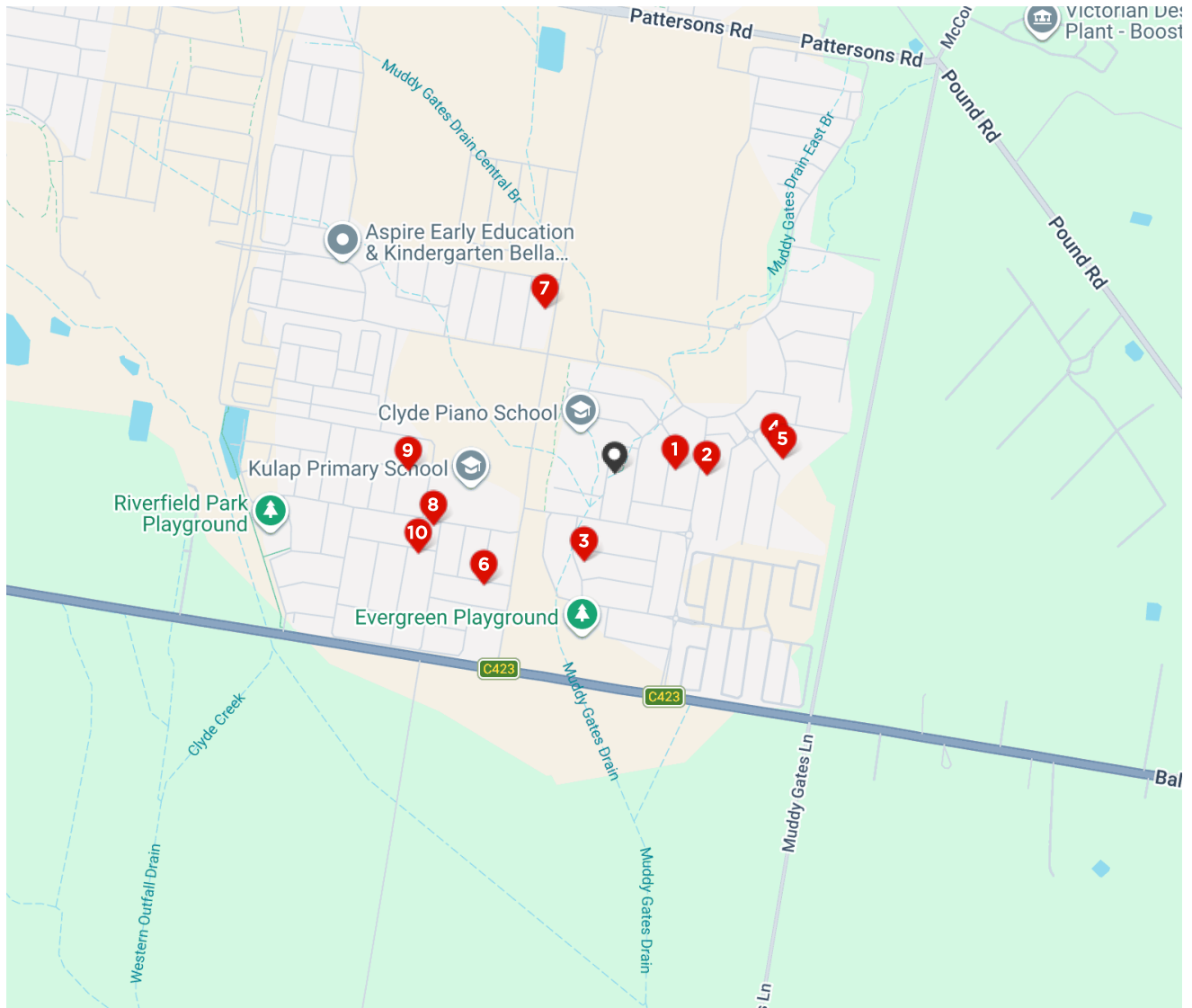


 4	 2	 2	 392m ²	 255m ²
Year Built	2022	DOM	111	
Sold Date	08-Dec-25	Distance	1.23km	
First Listing	\$930,000 - \$990,000			
Last Listing	\$795,000 - \$870,000			

Sold	\$830,000
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Comparables Map: Listings



					DOM	
	99 CARRERA CRESCENT CLYDE VIC 3978	4	2	2	21	\$745,000 - \$775,000
	58 FOLLETT BOULEVARD CLYDE VIC 3978	4	2	2	209	\$799,000 - \$869,000
	10 GREENLAND AVENUE CLYDE VIC 3978	5	3	2	72	\$839K - \$909K! 2 years old, Upgraded Home
	15 CALIFORNIA STREET CLYDE VIC 3978	4	2	2	206	\$710,000 - \$759,000
	21 CALIFORNIA STREET CLYDE VIC 3978	4	2	2	89	\$719,000-\$779,000
	5 BALLAD STREET CLYDE VIC 3978	5	3	2	55	\$849,000 - \$929,000
	109 RIVERLAND ROAD CLYDE VIC 3978	4	2	2	56	\$750,000 - \$800,000
	21 CRESCENDO BOULEVARD CLYDE VIC 3978	4	2	2	413	\$890,000 - \$950,000
	12 THREDBO CRESCENT CLYDE VIC 3978	4	2	2	76	\$740,000 - \$770,000
	20 VULPINE STREET CLYDE VIC 3978	4	2	2	22	\$780,000 - \$840,000

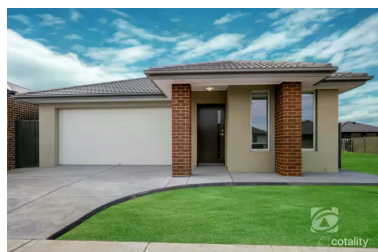


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Comparable Listings all agents

1 99 CARRERA CRESCENT CLYDE VIC 3978



4 2 2 350m² -
 Year Built - DOM 21 days
 Listing Date 22-Apr-26 Distance 0.15km
 Listing Price \$745,000 - \$775,000

2 58 FOLLETT BOULEVARD CLYDE VIC 3978



4 2 2 448m² 207m²
 Year Built - DOM 209 days
 Listing Date 29-May-25 Distance 0.23km
 Listing Price \$799,000 - \$869,000

3 10 GREENLAND AVENUE CLYDE VIC 3978



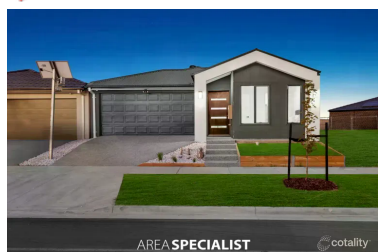
5 3 2 313m² 226m²
 Year Built 2023 DOM 72 days
 Listing Date 21-Oct-25 Distance 0.24km
 Listing Price \$839K - \$909K! 2 years old, Upgraded Home

4 15 CALIFORNIA STREET CLYDE VIC 3978



4 2 2 350m² 160m²
 Year Built 2025 DOM 206 days
 Listing Date 31-Jul-25 Distance 0.4km
 Listing Price \$710,000 - \$759,000

5 21 CALIFORNIA STREET CLYDE VIC 3978



4 2 2 294m² -
 Year Built - DOM 89 days
 Listing Date 13-Feb-26 Distance 0.42km
 Listing Price \$719,000-\$779,000

Notes from your agent

Open plan - high end premium finishes throughout - stone splash back to kitchen & laundry - floor to ceiling

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Listings all agents

tiles to bathrooms

6 5 BALLAD STREET CLYDE VIC 3978



5 3 2 350m² 233m²
 Year Built 2024 DOM 55 days
 Listing Date 19-Mar-26 Distance 0.43km
 Listing Price \$849,000 - \$929,000

7 109 RIVERLAND ROAD CLYDE VIC 3978



4 2 2 371m² -
 Year Built - DOM 56 days
 Listing Date 29-Jan-26 Distance 0.44km
 Listing Price \$750,000 - \$800,000

8 21 CRESCENDO BOULEVARD CLYDE VIC 3978



4 2 2 461m² -
 Year Built - DOM 413 days
 Listing Date 26-Mar-25 Distance 0.47km
 Listing Price \$890,000 - \$950,000

Notes from your agent

2 living areas - floor to ceiling tiles to bathrooms - high end finishes - decked pergola

9 12 THREDBO CRESCENT CLYDE VIC 3978



4 2 2 350m² 161m²
 Year Built 2024 DOM 76 days
 Listing Date 21-Nov-25 Distance 0.52km
 Listing Price \$740,000 - \$770,000

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Comparable Listings all agents

10 20 VULPINE STREET CLYDE VIC 3978



4 2 2 400m² -
 Year Built - DOM 22 days
 Listing Date 21-Apr-26 Distance 0.53km
 Listing Price \$780,000 - \$840,000

11 22 VIVACE AVENUE CLYDE VIC 3978



4 3 2 392m² 197m²
 Year Built 2023 DOM 158 days
 Listing Date 21-Oct-25 Distance 0.58km
 Listing Price \$829,000 - \$889,000

12 85 OLYMPIC PARADE CLYDE VIC 3978

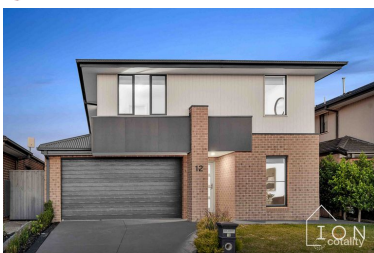


4 2 2 422m² 177m²
 Year Built 2026 DOM 104 days
 Listing Date 08-Jan-26 Distance 0.55km
 Listing Price \$749,000 - \$799,000

Notes from your agent

Open plan

13 12 MILFORD STREET CLYDE VIC 3978



4 2 2 313m² -
 Year Built - DOM 15 days
 Listing Date 28-Apr-26 Distance 0.64km
 Listing Price \$750,000 - \$825,000

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Comparable Listings all agents

14 2 VULPINE STREET CLYDE VIC 3978



4 2 2 508m² 227m²
 Year Built 2023 DOM 39 days
 Listing Date 28-Nov-25 Distance 0.68km
 Listing Price \$830,000 - \$910,000

15 5 VOLERO STREET CLYDE VIC 3978



4 2 2 448m² 208m²
 Year Built 2024 DOM 59 days
 Listing Date 16-Dec-25 Distance 0.72km
 Listing Price \$795,000 - \$870,000

Notes from your agent

3 living areas - grey flooring floors - abundance of cupboards and bench space - mod wood decking

16 9 PARAKEET STREET CLYDE NORTH VIC 3978



4 2 2 448m² 185m²
 Year Built 2022 DOM 18 days
 Listing Date 04-Mar-26 Distance 1.37km
 Listing Price \$799,000 - \$878,900

Notes from your agent

2 living areas - plantation shutters - study nook - high end finishes - decked pergola with electric roof shutters

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Summary

16 AMADEUS STREET CLYDE VIC 3978

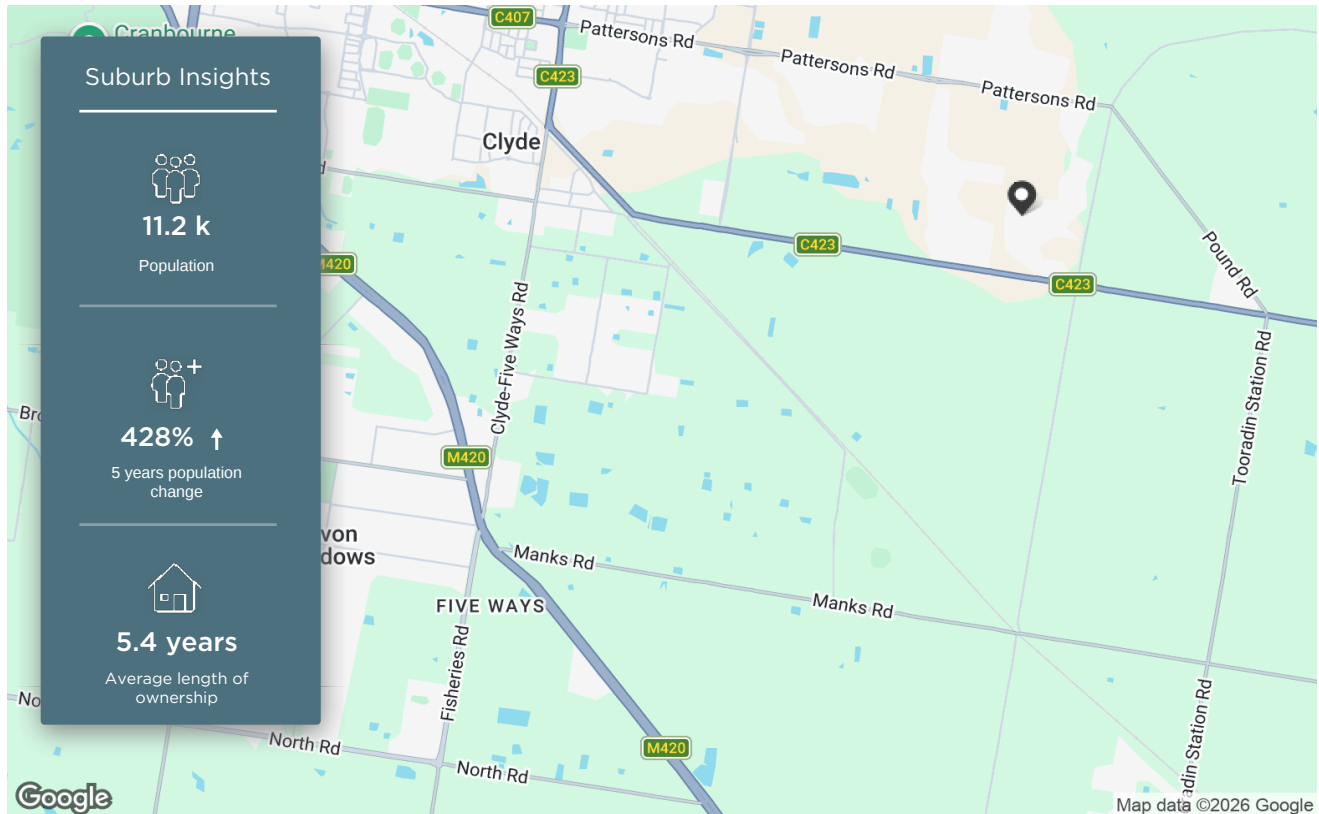


Appraisal price range

Notes from your agent

Clyde

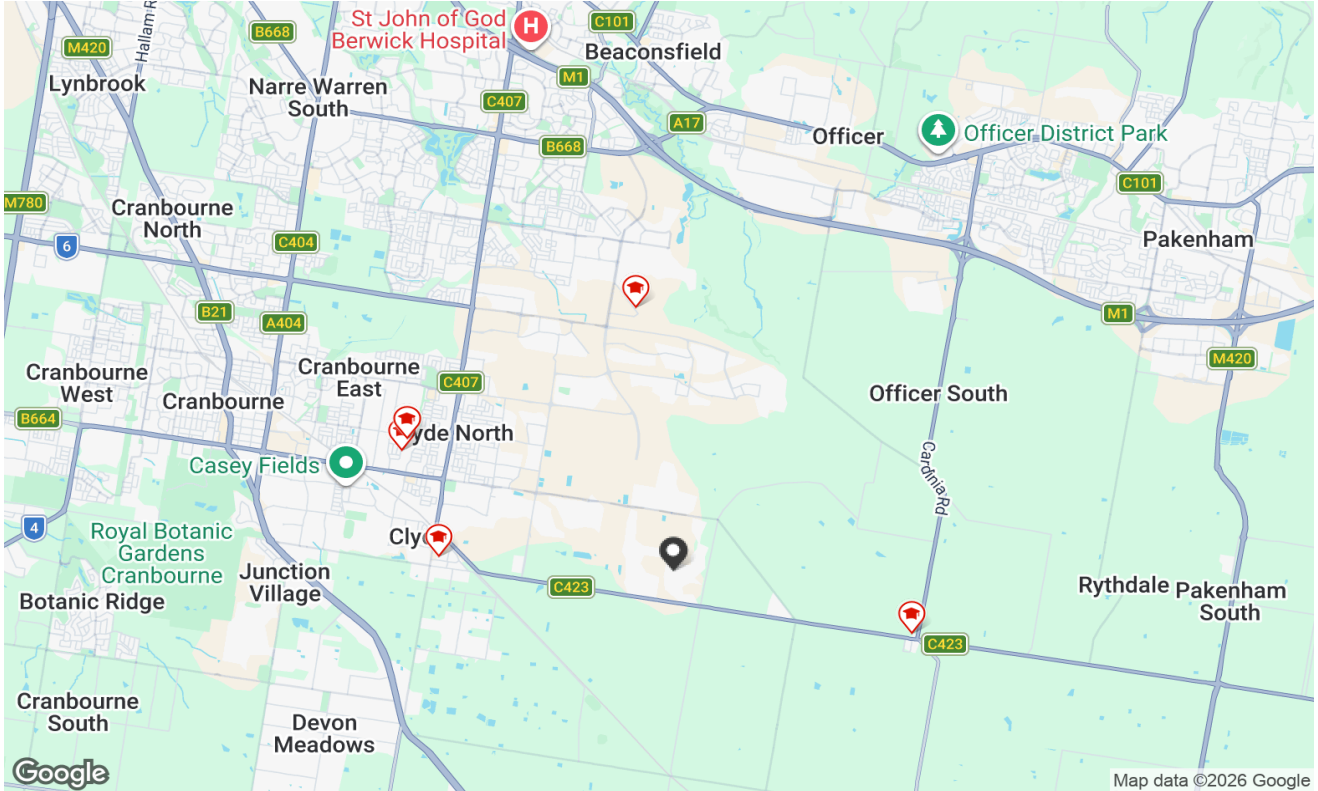
Demographic



The size of Clyde is approximately 40.2 square kilometres. It has 9 parks covering nearly 0.2% of total area. The population of Clyde in 2016 was 2117 people. By 2021 the population was 11177 showing a population growth of 428.0% in the area during that time. The predominant age group in Clyde is 30-39 years. Households in Clyde are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Clyde work in a professional occupation. In 2021, 74.80% of the homes in Clyde were owner-occupied compared with 73.40% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	28.9	Other	0.7	0-15.6K	1.5	10-19	9.1
Single Parents	11.3	Purchaser	68.0	52-78K	14.4	0-9	21.9
Couples with Children	58.1	Owns Outright	6.8	182K+	10.6	50-59	6.5
Other	1.6	Not Stated	1.2	130-182K	22.8	60-69	3.9
		Renting	23.3	78-130K	36.2	100+	0.0
				33.8-52K	5.8	90-99	0.0
				15.6-33.8K	3.2	80-89	0.3
						70-79	1.7
						20-29	18.8
						30-39	26.9

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Clyde Primary School 13 Oroya Grove Clyde VIC 3978	4.21km	Primary	Mixed	Government	0-6
	Cardinia Primary School 2405 Ballarto Road Cardinia VIC 3978	4.54km	Primary	Mixed	Government	0-6
	Rivercrest Christian College 2125 Thompsons Road Clyde North VIC 3978	5.09km	Combined	Mixed	Non-Government	-
	St Peter's College - Cranbourne East Campus 55 Mackillop Way Clyde North VIC 3978	5.39km	Secondary	Mixed	Non-Government	-
	St Thomas the Apostle Catholic Primary School 55 Mackillop Way Clyde North VIC 3978	5.41km	Primary	Mixed	Non-Government	0-6



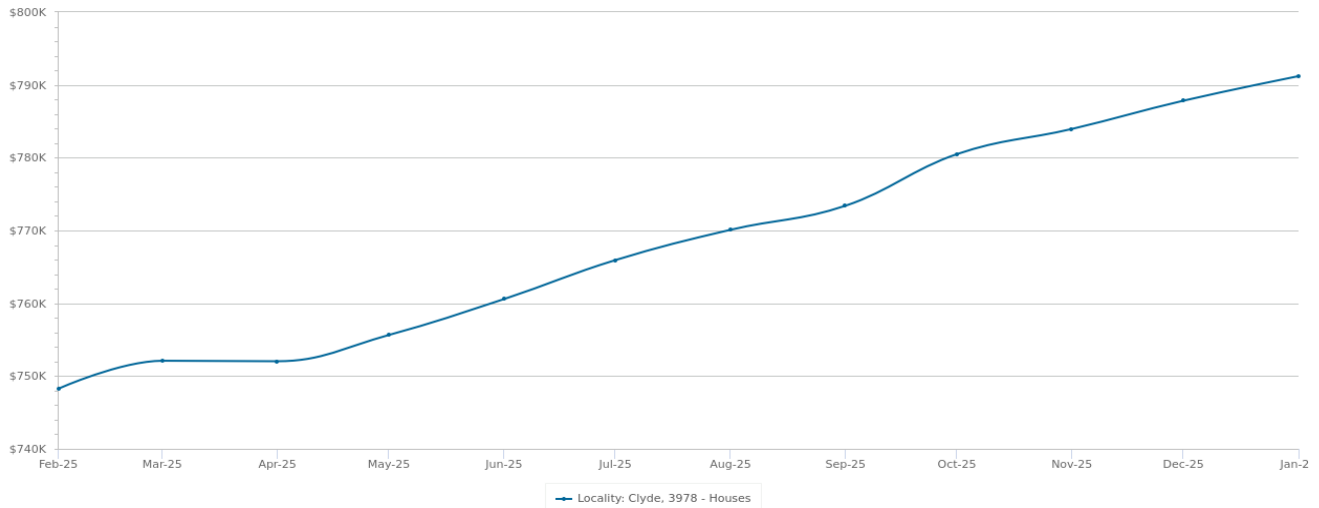
Property is within school catchment area



Property is outside school catchment area

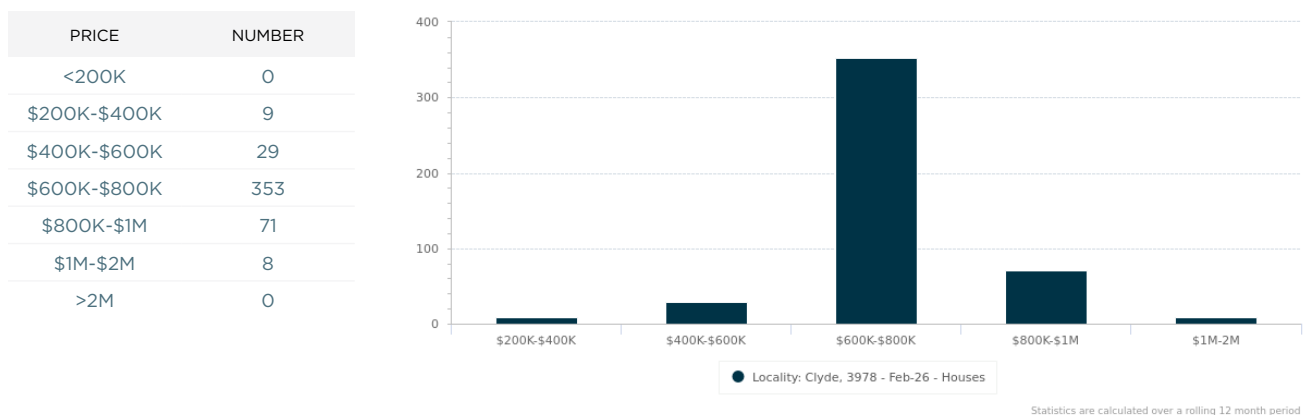
Recent Market Trends

Median Value - 12 Months (House)



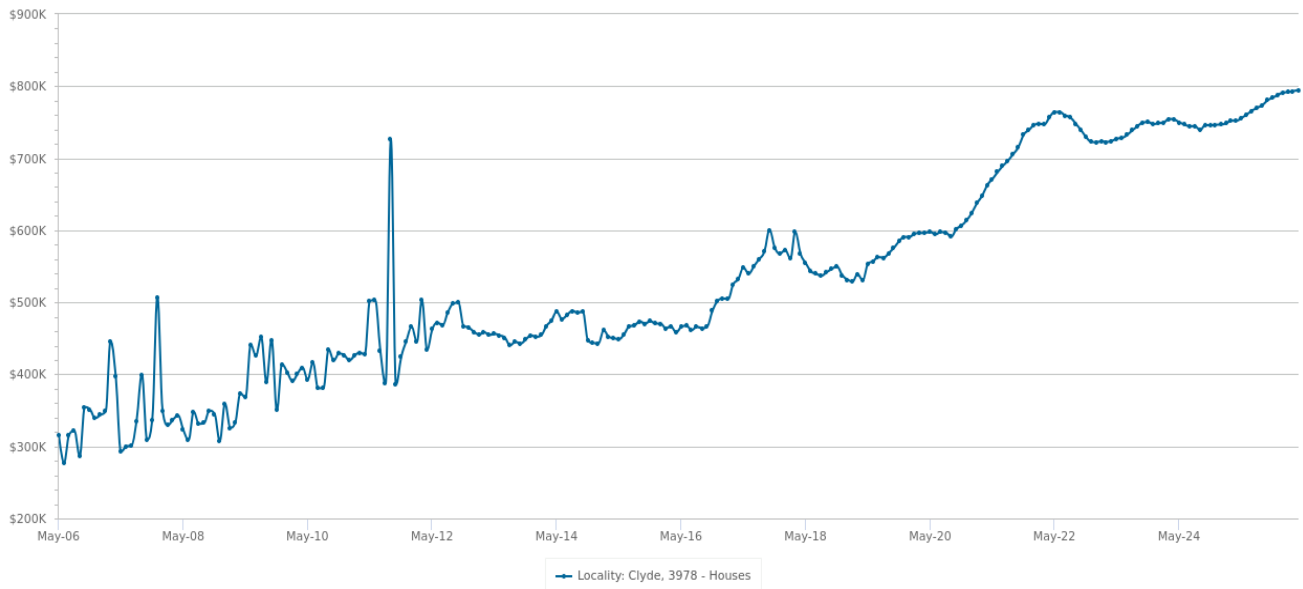
PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2026	-	-	-	-	-	-
Jan 2026	33	\$791,204	0.4% ▲	35	131	\$585
Dec 2025	34	\$787,833	0.5% ▲	35	129	\$580
Nov 2025	48	\$783,954	0.4% ▲	35	146	\$580
Oct 2025	48	\$780,495	0.9% ▲	35	147	\$580
Sep 2025	26	\$773,407	0.4% ▲	36	126	\$580
Aug 2025	32	\$770,098	0.5% ▲	38	115	\$580
Jul 2025	37	\$765,936	0.7% ▲	40	124	\$580
Jun 2025	52	\$760,580	0.7% ▲	42	139	\$590
May 2025	36	\$755,651	0.5% ▲	42	150	\$582
Apr 2025	39	\$752,035	-0.0%	42	142	\$580
Mar 2025	50	\$752,102	0.5% ▲	43	157	\$580

Sales by Price - 12 months (House)



Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	472	\$794,642	5.7% ▲	35	567	\$590
2025	402	\$752,035	-0.2% ▼	43	605	\$580
2024	235	\$753,774	4.1% ▲	32	520	\$540
2023	249	\$723,865	-4.4% ▼	33	359	\$480
2022	269	\$756,941	14.2% ▲	21	356	\$440
2021	191	\$662,951	11.2% ▲	35	434	\$410
2020	174	\$596,355	12.4% ▲	39	449	\$400
2019	111	\$530,633	-6.4% ▼	38	473	\$400
2018	116	\$567,140	6.6% ▲	21	267	\$390
2017	48	\$532,246	16.1% ▲	41	140	\$380
2016	28	\$458,357	1.8% ▲	41	229	\$395
2015	20	\$450,314	-5.1% ▼	65	53	\$355
2014	12	\$474,721	4.4% ▲	-	63	\$360
2013	4	\$454,548	4.7% ▲	-	44	\$360
2012	-	\$434,023	1.4% ▲	-	29	-
2011	2	\$427,885	4.5% ▲	-	10	-
2010	4	\$409,473	9.6% ▲	-	5	-
2009	4	\$373,481	8.9% ▲	-	9	-
2008	6	\$342,875	-13.6% ▼	-	10	-
2007	3	\$396,927	25.0% ▲	-	3	-

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