

## 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

30 DORKINGS WAY CLYDE NORTH 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

\$1,100,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2025

to

30 Jun 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

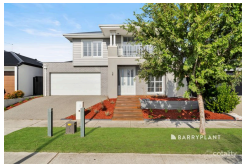
Date of sale

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 288 HEATHER GROVE CLYDE NORTH VIC 3978    | \$1,040,000 | 10-Jun-26 |
| 13 MURGESE CIRCUIT CLYDE NORTH VIC 3978   | \$1,030,000 | 11-Feb-26 |
| 22 PATRIOT BOULEVARD CLYDE NORTH VIC 3978 | \$1,025,000 | 16-Apr-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: 21 July 2026


**288 HEATHER GROVE CLYDE  
NORTH VIC 3978**

 4
  2
  2

Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **10-Jun-26**

Distance **1.49km**


**13 MURGESE CIRCUIT CLYDE  
NORTH VIC 3978**

 4
  2
  2

Sold Price **\$1,030,000** Sold Date **11-Feb-26**

Distance **1.22km**


**22 PATRIOT BOULEVARD CLYDE  
NORTH VIC 3978**

 4
  2
  2

Sold Price **\$1,025,000** Sold Date **16-Apr-26**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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