

## 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

23 DOVEGREY STREET 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,500

Property type

Land

Suburb

Clyde North

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 12 GRASS TREE ROAD CLYDE NORTH VIC 3978 | \$730,000 | 10-Feb-26 |
| 10 GRASS TREE ROAD CLYDE NORTH VIC 3978 | \$749,500 | 16-Jan-26 |
| 17 WHISPERING WAY CLYDE NORTH VIC 3978  | \$705,000 | 06-Jan-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: 22 April 2026


**12 GRASS TREE ROAD CLYDE  
NORTH VIC 3978**

 4
  2
  2

Sold Price **\$730,000** Sold Date **10-Feb-26**

Distance **1.15km**


**10 GRASS TREE ROAD CLYDE  
NORTH VIC 3978**

 4
  2
  2

Sold Price **\$749,500** Sold Date **16-Jan-26**

Distance **1.14km**


**17 WHISPERING WAY CLYDE  
NORTH VIC 3978**

 4
  2
  2

Sold Price **\$705,000** Sold Date **06-Jan-26**

Distance **1.25km**


**5 JACKWOOD DRIVE CLYDE  
NORTH VIC 3978**

 4
  2
  2

Sold Price **\$750,000** Sold Date **23-Sep-25**

Distance **1.39km**


**42 EVICA ROAD CLYDE NORTH  
VIC 3978**

 4
  3
  2

Sold Price **\$730,000** Sold Date **08-Feb-25**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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