

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 PATRIOT BOULEVARD CLYDE NORTH 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

\$880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2025

to

31 Aug 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

11 GOODISON ROAD CLYDE NORTH VIC 3978	\$890,000	01-Jul-26
13 SERENE WAY CLYDE NORTH VIC 3978	\$850,000	20-Jul-26
39 ELMTREE CRESCENT CLYDE NORTH VIC 3978	\$855,000	29-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.~~

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**11 GOODISON ROAD CLYDE
NORTH VIC 3978**

4 2 2

Sold Price **\$890,000** Sold Date **01-Jul-26**

Distance **0.47km**



**13 SERENE WAY CLYDE NORTH
VIC 3978**

4 2 2

Sold Price **\$850,000** Sold Date **20-Jul-26**

Distance **1.22km**



**39 ELMTREE CRESCENT CLYDE
NORTH VIC 3978**

4 2 2

Sold Price **\$855,000** Sold Date **29-Apr-26**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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