

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

21 Makalu Circuit, Clyde North Vic 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$930,000

Median sale price

Median price \$770,000 Property Type House Suburb Clyde North

Period - From 01/07/2025 to 30/06/2026 Source REIV

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 six 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
1	32 Twynam Rd CLYDE NORTH 3978	\$880,000	18/07/2026
2	22 Newbolt Pde CLYDE NORTH 3978	\$865,000	03/04/2026
3	18 Bambusa Way CLYDE NORTH 3978	\$855,000	02/04/2026

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 six months.~~

This Statement of Information was prepared on:

20/08/2026 12:50

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

Year ending June 2026: \$770,000

Comparable Properties



32 Twynam Rd CLYDE NORTH 3978 (REI)

Agent Comments

4 2 2

Price: \$880,000

Method: Private Sale

Date: 18/07/2026

Property Type: House

Land Size: 350 sqm approx



22 Newbolt Pde CLYDE NORTH 3978 (REI/VG)

Agent Comments

4 2 2

Price: \$865,000

Method: Private Sale

Date: 03/04/2026

Property Type: House

Land Size: 350 sqm approx



18 Bambusa Way CLYDE NORTH 3978 (REI/VG)

Agent Comments

4 2 2

Price: \$855,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 263 sqm approx

Account - Jellis Craig | P: 03 88498088