

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

10 Pavey Court, Macleod Vic 3085

Indicative selling price

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

Range between \$1,190,000 & \$1,220,000

Median sale price

Median price \$1,175,000 Property Type House Suburb Macleod

Period - From 10/02/2024 to 09/02/2025 Source Property Data

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	104 Lyon Rd VIEWBANK 3084	\$1,165,000	02/01/2025
2	36 May St MACLEOD 3085	\$1,193,000	09/11/2024
3	27 Dunvegan Cr MACLEOD 3085	\$1,218,000	05/10/2024

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: 10/02/2025 20:55

10 Pavey Court, Macleod Vic 3085



 3  2  1

Property Type: House
Land Size: 536 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,220,000
Median House Price
10/02/2024 - 09/02/2025: \$1,175,000

Comparable Properties



104 Lyon Rd VIEWBANK 3084 (REI)

[Agent Comments](#)

 3  2  3

Price: \$1,165,000
Method: Private Sale
Date: 02/01/2025
Property Type: House
Land Size: 586 sqm approx



36 May St MACLEOD 3085 (REI)

[Agent Comments](#)

 3  1  1

Price: \$1,193,000
Method: Auction Sale
Date: 09/11/2024
Rooms: 4
Property Type: House (Res)
Land Size: 687 sqm approx



27 Dunvegan Cr MACLEOD 3085 (REI)

[Agent Comments](#)

 3  1  -

Price: \$1,218,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Account - Jellis Craig | P: 03 94598111



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