

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 2/25 Strathallan Road, Macleod Vic 3085

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

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

Period - From 11/02/2024 to 10/02/2025 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	1/19 Thompson St WATSONIA 3087	\$1,100,000	26/09/2024
2	36 Rosemar Cirt VIEWBANK 3084	\$1,240,000	03/09/2024
3	1/61 Braid Hill Rd MACLEOD 3085	\$1,080,000	21/08/2024

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: 11/02/2025 20:44

2/25 Strathallan Road, Macleod Vic 3085

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Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
11/02/2024 - 10/02/2025: \$1,175,000

Comparable Properties



1/19 Thompson St WATSONIA 3087 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 26/09/2024
Rooms: 6
Property Type: House (Res)
Land Size: 328 sqm approx



36 Rosemar Cirt VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,240,000
Method: Private Sale
Date: 03/09/2024
Property Type: House (Res)



1/61 Braid Hill Rd MACLEOD 3085 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 21/08/2024
Property Type: Townhouse (Single)
Land Size: 279 sqm approx

Account - Jellis Craig | P: 03 94598111



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