

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

1/63 Torbay Street, Macleod Vic 3085

Indicative selling price

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

Range between \$670,000 & \$700,000

Median sale price

Median price \$768,500 Property Type Unit Suburb Macleod

Period - From 01/07/2025 to 30/09/2025 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	4/63 Devonshire Rd WATSONIA 3087	\$700,000	07/11/2025
2	6/306 Waiora Rd MACLEOD 3085	\$700,000	20/09/2025
3	4/64 Edward St MACLEOD 3085	\$612,000	11/09/2025

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:

08/01/2026 14:45



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Property Type: Unit
Land Size: 176 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$700,000
Median Unit Price
September quarter 2025: \$768,500

Comparable Properties

4/63 Devonshire Rd WATSONIA 3087 (REI)

[Agent Comments](#)

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Price: \$700,000
Method: Private Sale
Date: 07/11/2025
Property Type: Unit



6/306 Waiora Rd MACLEOD 3085 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$700,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit
Land Size: 157 sqm approx



4/64 Edward St MACLEOD 3085 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$612,000
Method: Private Sale
Date: 11/09/2025
Property Type: Unit

Account - VICPROP | P: 03 8888 1011