

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 Dowle Street, Macleod Vic 3085

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,115,000

Property Type House

Suburb Macleod

Period - From 20/08/2024

to

19/08/2025

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	15 Jennifer Ct MACLEOD 3085	\$1,165,000	14/08/2025
2	55 Martins La VIEWBANK 3084	\$1,095,000	29/05/2025
3			

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:

20/08/2025 12:14

1 Dowle Street, Macleod Vic 3085

Domenic Malgeri
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Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
20/08/2024 - 19/08/2025: \$1,115,000

Comparable Properties



15 Jennifer Ct MACLEOD 3085 (REI)

Agent Comments



Price: \$1,165,000
Method: Private Sale
Date: 14/08/2025
Property Type: House
Land Size: 556 sqm approx



55 Martins La VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,095,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 599 sqm approx

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. In particular, there have been no sales of fully renovated properties during this period that provide a reasonable comparison to 1 Dowle Street, Macleod.

Account - Jellis Craig | P: 03 9459 8111



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