

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 Tuckfield Court, Macleod Vic 3085

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$1,043,000 Property Type House Suburb Macleod

Period - From 01/04/2025 to 30/06/2025 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	18 Elder St WATSONIA 3087	\$855,000	10/09/2025
2	43 Greensborough Rd MACLEOD 3085	\$850,000	04/04/2025
3	63 Greensborough Rd MACLEOD 3085	\$890,000	17/03/2025

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:

17/09/2025 12:58

1 Tuckfield Court, Macleod Vic 3085

Thomas Bechelli
9459 8111
0413 181 461
thomasbechelli@jellisrcraig.com.au



3 1 2

Property Type: House
Land Size: 640m2 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
June quarter 2025: \$1,043,000

Comparable Properties



18 Elder St WATSONIA 3087 (REI)

3 1 1

Price: \$855,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 700 sqm approx

Agent Comments



43 Greensborough Rd MACLEOD 3085 (REI)

3 1 2

Price: \$850,000
Method: Private Sale
Date: 04/04/2025
Property Type: House (Res)
Land Size: 764 sqm approx

Agent Comments



63 Greensborough Rd MACLEOD 3085 (REI)

3 1 4

Price: \$890,000
Method: Private Sale
Date: 17/03/2025
Property Type: House
Land Size: 747 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9459 8111



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