

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

10/55-57 Broadford Crescent, Macleod Vic 3085

Indicative selling price

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

Range between \$645,000 & \$700,000

Median sale price

Median price

\$730,000

Property Type

Unit

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	6/306 Waiora Rd MACLEOD 3085	\$700,000	20/09/2025
2	6/9 Watson St MACLEOD 3085	\$730,000	04/06/2025
3	2/27 Yallambie Rd MACLEOD 3085	\$675,000	05/04/2025

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:

23/09/2025 15:27

10/55-57 Broadford Crescent, Macleod Vic 3085

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$645,000 - \$700,000

Median Unit Price

June quarter 2025: \$730,000



2 1 1

Rooms: 4

Property Type: Unit

Land Size: 165 sqm approx

Agent Comments

Comparable Properties



6/306 Waiora Rd MACLEOD 3085 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Unit

Land Size: 157 sqm approx



6/9 Watson St MACLEOD 3085 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Private Sale

Date: 04/06/2025

Property Type: Townhouse (Single)



2/27 Yallambie Rd MACLEOD 3085 (REI)

Agent Comments

2 1 1

Price: \$675,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Unit

Land Size: 264 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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