

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

11 Sinclair Crescent, Macleod Vic 3085

Indicative selling price

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

Single price

\$985,000

Median sale price

Median price

\$1,182,500

Property Type

House

Suburb

Macleod

Period - From

01/04/2024

to

31/03/2025

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	20 Janice St MACLEOD 3085	\$928,000	05/04/2025
2	1 Walpole Ct WATSONIA 3087	\$1,000,000	05/04/2025
3	11 Dobson Av ROSANNA 3084	\$903,000	22/02/2025

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:

16/04/2025 14:07

11 Sinclair Crescent, Macleod Vic 3085

**Jellis
Craig**

Christopher Macey

03 9499 7992

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christophermacey@jellisrcraig.com.au

Indicative Selling Price

\$985,000

Median House Price

Year ending March 2025: \$1,182,500



 2  1  2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



20 Janice St MACLEOD 3085 (REI)

Agent Comments

 3  1  3

Price: \$928,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 580 sqm approx



1 Walpole Ct WATSONIA 3087 (REI)

Agent Comments

 3  1  2

Price: \$1,000,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 735 sqm approx



11 Dobson Av ROSANNA 3084 (REI)

Agent Comments

 3  1  2

Price: \$903,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 602 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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