

# 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

12/25 Pottage Circuit, Macleod Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000

&

\$680,000

### Median sale price

Median price \$650,000

Property Type Unit

Suburb Macleod

Period - From 24/07/2024

to

23/07/2025

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	1/40 Springthorpe Blvd MACLEOD 3085	\$633,000	03/04/2025
2			
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:

24/07/2025 21:44

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**Indicative Selling Price**

\$660,000 - \$680,000

**Median Unit Price**

24/07/2024 - 23/07/2025: \$650,000



2 2 1

**Property Type:** Townhouse  
(Single)

**Land Size:** 87 sqm approx

**Agent Comments**

## Comparable Properties



**1/40 Springthorpe Blvd MACLEOD 3085 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$633,000

**Method:** Private Sale

**Date:** 03/04/2025

**Property Type:** Apartment

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.