

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

13 Hester Walk, Macleod Vic 3085

Indicative selling price

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

Range between \$740,000 & \$800,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Macleod

Period - From 01/04/2025 to 31/03/2026 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	4/151 Greensborough Rd MACLEOD 3085	\$792,550	24/12/2025
2	4/32 Drysdale St YALLAMBIE 3085	\$785,000	16/12/2025
3	1/11 Fahey Cr YALLAMBIE 3085	\$750,000	15/11/2025

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:

07/05/2026 07:19



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Rooms: 5
Property Type: Townhouse (Res)
Land Size: 195 sqm approx
 Agent Comments

Indicative Selling Price
 \$740,000 - \$800,000
Median Unit Price
 Year ending March 2026: \$750,000

Comparable Properties



4/151 Greensborough Rd MACLEOD 3085 (REI/VG)

Agent Comments

3 2 2

Price: \$792,550
Method: Private Sale
Date: 24/12/2025
Property Type: Townhouse (Single)



4/32 Drysdale St YALLAMBIE 3085 (REI/VG)

Agent Comments

3 1 1

Price: \$785,000
Method: Private Sale
Date: 16/12/2025
Property Type: Unit
Land Size: 315 sqm approx



1/11 Fahey Cr YALLAMBIE 3085 (REI/VG)

Agent Comments

3 1 2

Price: \$750,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 319 sqm approx

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