#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address	15 Bellhouse Street, Macedon Vic 3440
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$1,090,000

#### Median sale price

Median price \$975	,000 Pro	operty Type H	louse	Sı	uburb	Macedon
Period - From 01/10	0/2024 to	30/09/2025	Sc	ource RI	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property

Address of comparable property		Price	Date of sale
1	76 Ellandee Cr MACEDON 3440	\$1,080,000	25/08/2025
2	64 Rowan Dr MACEDON 3440	\$1,090,000	11/01/2025
3	97 Carrington St MACEDON 3440	\$1,100,000	19/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	21/10/2025 10:01









**Indicative Selling Price** \$1,090,000 **Median House Price** Year ending September 2025: \$975,000

## Comparable Properties



76 Ellandee Cr MACEDON 3440 (REI)

Price: \$1,080,000 Method: Private Sale Date: 25/08/2025 Property Type: House

Land Size: 8784 sqm approx

**Agent Comments** 



64 Rowan Dr MACEDON 3440 (REI)

Agent Comments

Price: \$1,090,000 Method: Private Sale Date: 11/01/2025 Property Type: House

Land Size: 21300 sqm approx

97 Carrington St MACEDON 3440 (REI)

**Agent Comments** 

Price: \$1,100,000 Method: Private Sale Date: 19/11/2024 Property Type: House Land Size: 2446 sqm approx

Account - Keatings Woodend | P: 03 5427 2999 | F: 03 5427 1611





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