

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
Including suburb or
locality and postcode

15 Bellhouse Street, Macedon Vic 3440

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

Property Type House

Suburb Macedon

Period - From 01/10/2024

to 30/09/2025

Source 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	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 comparable properties 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



Property Type:
Agent Comments

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

Comparable Properties



76 Ellandee Cr MACEDON 3440 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 8784 sqm approx



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

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