

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

17 Braid Hill Road, Macleod Vic 3085

Indicative selling price

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

Range between \$895,000 & \$980,000

Median sale price

Median price \$1,182,500

Property Type House

Suburb Macleod

Period - From 31/10/2024

to 30/10/2025

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	41 Stewart Tce MACLEOD 3085	\$990,000	18/09/2025
2	5/22 Arden Cr ROSANNA 3084	\$1,210,000	04/09/2025
3	2 Cypress Ct MACLEOD 3085	\$1,370,000	06/05/2025

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:

31/10/2025 07:32

17 Braid Hill Road, Macleod Vic 3085



 3  2  2

Rooms: 5
Property Type: House (Res)
Land Size: 278 sqm approx
Agent Comments

Domenic Malgeri
03 9459 8111
0426 361 392
domenicmalgeri@jellisraig.com.au

Indicative Selling Price
\$895,000 - \$980,000

Median House Price
31/10/2024 - 30/10/2025: \$1,182,500

Comparable Properties



41 Stewart Tce MACLEOD 3085 (REI)

Agent Comments

 3  2  1

Price: \$990,000
Method: Private Sale
Date: 18/09/2025
Rooms: 7
Property Type: House (Res)

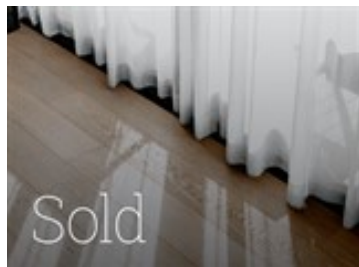


5/22 Arden Cr ROSANNA 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,210,000
Method: Private Sale
Date: 04/09/2025
Property Type: Townhouse (Res)



2 Cypress Ct MACLEOD 3085 (REI)

Agent Comments

 3  2  2

Price: \$1,370,000
Method: Private Sale
Date: 06/05/2025
Property Type: House

Account - Jellis Craig | P: 03 9459 8111



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