

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

2/102 Harborne Street, Macleod Vic 3085

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,195,500

Property Type House

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	10 Oban Way MACLEOD 3085	\$1,065,000	02/05/2026
2	2/125 Torbay St MACLEOD 3085	\$960,000	31/03/2026
3	20 Scotland Av GREENSBOROUGH 3088	\$1,060,000	14/02/2026

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:

30/06/2026 11:06

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending March 2026: \$1,195,500



3 2 3

Property Type: House

Land Size: 419 sqm approx

Agent Comments

Comparable Properties



10 Oban Way MACLEOD 3085 (REI)

Agent Comments

3 2 2

Price: \$1,065,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House

Land Size: 442 sqm approx



2/125 Torbay St MACLEOD 3085 (VG)

Agent Comments

3 - -

Price: \$960,000

Method: Sale

Date: 31/03/2026

Property Type: Flat/Unit/Apartment (Res)



20 Scotland Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 94321444