

# 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

2/11 Woodlands Rise, Macleod Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$597,500

### Median sale price

Median price

\$768,750

Property Type

Unit

Suburb

Macleod

Period - From

01/01/2025

to

31/03/2025

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 | 5/69 Alexandra St GREENSBOROUGH 3088  | \$621,000 | 30/04/2025   |
| 2 | 7/6-8 Alexandra St GREENSBOROUGH 3088 | \$570,500 | 09/04/2025   |
| 3 | 3/105 Torbay St MACLEOD 3085          | \$625,200 | 12/02/2025   |

**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:

23/06/2025 11:09



 2    1    1

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$597,500  
Median Unit Price  
March quarter 2025: \$768,750

## Comparable Properties



5/69 Alexandra St GREENSBOROUGH 3088 (REI)

Agent Comments

 2    1    3

Price: \$621,000  
Method: Private Sale  
Date: 30/04/2025  
Property Type: Unit  
Land Size: 216 sqm approx

7/6-8 Alexandra St GREENSBOROUGH 3088 (REI)

Agent Comments

 2    1    2

Price: \$570,500  
Method: Private Sale  
Date: 09/04/2025  
Rooms: 4  
Property Type: Unit  
Land Size: 137 sqm approx



3/105 Torbay St MACLEOD 3085 (REI/VG)

Agent Comments

 2    1    2

Price: \$625,200  
Method: Private Sale  
Date: 12/02/2025  
Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243