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

2/25 Strathallan Road, Macleod Vic 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$880,000		&		\$960,000				
Median sale price									
Median price	\$768,750	Pro	operty Type	Unit			Suburb	Macleod	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	45 Argyle St MACLEOD 3085	\$930,000	17/05/2025
2	2/10 Edward St MACLEOD 3085	\$961,000	03/05/2025
3	2/26 Strathallan Rd MACLEOD 3085	\$887,500	17/03/2025

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:

10/06/2025 08:44









Property Type: Agent Comments Indicative Selling Price \$880,000 - \$960,000 Median Unit Price March quarter 2025: \$768,750

Comparable Properties

	45 Argyle St MACLEOD 3085 (REI) → 3 → 2 → 2 Price: \$930,000 Method: Auction Sale Date: 17/05/2025 Property Type: House Land Size: 432 sqm approx	Agent Comments
	2/10 Edward St MACLEOD 3085 (REI) 2 1 2 4 Price: \$961,000 Method: Auction Sale Date: 03/05/2025 Property Type: Unit Land Size: 492 sqm approx	Agent Comments
Kirs	2/26 Strathallan Rd MACLEOD 3085 (REI/VG) 3 1 2 Price: \$887,500 Method: Private Sale Date: 17/03/2025 Rooms: 4 Property Type: Unit	Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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