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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