

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$880,000

&

\$960,000

### 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 | 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)

Agent Comments



Price: \$930,000  
Method: Auction Sale  
Date: 17/05/2025  
Property Type: House  
Land Size: 432 sqm approx



2/10 Edward St MACLEOD 3085 (REI)

Agent Comments



Price: \$961,000  
Method: Auction Sale  
Date: 03/05/2025  
Property Type: Unit  
Land Size: 492 sqm approx



2/26 Strathallan Rd MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$887,500  
Method: Private Sale  
Date: 17/03/2025  
Rooms: 4  
Property Type: Unit

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