

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

2/49 STRATHALLAN ROAD MACLEOD VIC 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Macleod

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

4/61 STRATHALLAN ROAD MACLEOD VIC 3085	\$682,500	21-Mar-26
25 DOWLE STREET MACLEOD VIC 3085	\$690,000	28-Mar-26

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 6 months.

This Statement of Information was prepared on: 11 June 2026

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**4/61 STRATHALLAN ROAD
MACLEOD VIC 3085**
 2  1  1

Sold Price

\$682,500

Sold Date

21-Mar-26

Distance

0.1km

**25 DOWLE STREET MACLEOD VIC
3085**
 2  1  1

Sold Price

^{RS} **\$690,000** ^{UN}

Sold Date

28-Mar-26

Distance

0.28km
RS = Recent sale

UN = Undisclosed Sale

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