

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 TUCKETTS ROAD MOUNT MACEDON VIC 3441

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

\$5,500,000

&

\$5,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,380,000

Property type

Farm

Suburb

Mount Macedon

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 five kilometres of the property for sale in the last 18 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

19 HAMMET PLACE MACEDON VIC 3440	\$3,500,000	05-Dec-25
24 MANORINA WAY MACEDON VIC 3440	\$4,500,000	02-May-25
550 MOUNT MACEDON ROAD MOUNT MACEDON VIC 3441	\$3,150,000	10-Apr-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 June 2026


19 HAMMET PLACE MACEDON VIC 3440

Sold Price

\$3,500,000

Sold Date

05-Dec-25


4



2



6

Distance

2.16km

24 MANORINA WAY MACEDON VIC 3440

Sold Price

\$4,500,000

Sold Date

02-May-25


4



3



4

Distance

2.16km

550 MOUNT MACEDON ROAD MOUNT MACEDON VIC 3441

Sold Price

^{RS}
\$3,150,000

Sold Date

10-Apr-26


4



4



3

Distance

2.38km
RS = Recent sale

UN = Undisclosed Sale

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