

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

25 Highview Crescent, Macleod Vic 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,043,000

Property Type House

Suburb Macleod

Period - From 01/04/2025

to

30/06/2025

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	23 Highview Cr MACLEOD 3085	\$1,330,000	02/07/2025
2	58 Main Dr BUNDOORA 3083	\$1,460,000	25/06/2025
3	3 Illoura St WATSONIA 3087	\$1,300,000	17/05/2025

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:

03/10/2025 13:17



5 3 2

Property Type: House (Res)
Land Size: 839 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
June quarter 2025: \$1,043,000

Comparable Properties



23 Highview Cr MACLEOD 3085 (REI)

4 2 2

Agent Comments
4 Bedrooms Plus Study

Price: \$1,330,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 835 sqm approx



58 Main Dr BUNDOORA 3083 (REI)

5 3 3

Agent Comments

Price: \$1,460,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: House (Res)
Land Size: 632 sqm approx



3 Illoura St WATSONIA 3087 (REI/VG)

5 3 3

Agent Comments

Price: \$1,300,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 449 sqm approx