

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

26 DEVONSHIRE LANE 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

\$3,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Mount Macedon

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

912-914 MOUNT MACEDON ROAD MOUNT MACEDON VIC 3441	\$3,000,000	20-Apr-24
982 MOUNT MACEDON ROAD MOUNT MACEDON VIC 3441	-	12-Feb-25
32 HEDDERWICK LANE MACEDON VIC 3440	\$2,450,000	21-Aug-24

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: 03 April 2025



912-914 MOUNT MACEDON ROAD MOUNT MACEDON VIC 3441

3 3 6

Sold Price

\$3,000,000

Sold Date

20-Apr-24

Distance

0.85km



982 MOUNT MACEDON ROAD MOUNT MACEDON VIC 3441

3 2 2

Sold Price

^{RS} - ^{UN}

Sold Date

12-Feb-25

Distance

1.47km



32 HEDDERWICK LANE MACEDON VIC 3440

6 4 4

Sold Price

\$2,450,000

Sold Date

21-Aug-24

Distance

3.67km

RS = Recent sale

UN = Undisclosed Sale

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