

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

4 Grand Avenue, Macleod Vic 3085

Indicative selling price

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

Range between \$1,700,000

&

\$1,780,000

Median sale price

Median price \$1,160,000

Property Type House

Suburb Macleod

Period - From 01/04/2026

to

30/06/2026

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	6 Terrace Way MACLEOD 3085	\$1,765,000	15/06/2026
2	7 Crestwood Av MACLEOD 3085	\$1,770,000	18/04/2026
3	12 Bella Vista CI MACLEOD 3085	\$1,750,000	26/03/2026

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:

11/08/2026 13:52

Maggie Sun

03 8888 1019

0425 790 930

Maggie.Sun@vicprop.com.au

Indicative Selling Price

\$1,700,000 - \$1,780,000

Median House Price

June quarter 2026: \$1,160,000



 4  2  2

Rooms: 5

Property Type: House (Res)

Land Size: 730 sqm approx

Agent Comments

Comparable Properties



6 Terrace Way MACLEOD 3085 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,765,000

Method: Private Sale

Date: 15/06/2026

Property Type: House (Res)

Land Size: 744 sqm approx

7 Crestwood Av MACLEOD 3085 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,770,000

Method: Private Sale

Date: 18/04/2026

Rooms: 8

Property Type: House (Res)

Land Size: 559 sqm approx



12 Bella Vista CI MACLEOD 3085 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,750,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 648 sqm approx

Account - VICPROP | P: 03 8888 1011