

## 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

48 GLEN ECHO COURT MOUNT MACEDON VIC 3441

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Mount Macedon

Period-from

01 May 2024

to

30 Apr 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

515 BARRINGO ROAD MOUNT MACEDON VIC 3441	\$1,800,000	09-Sep-24
669 SANDY CREEK ROAD RIDDELLS CREEK VIC 3431	\$1,500,000	22-Jun-23
82 KIRRIBILLI ROAD NEW GISBORNE VIC 3438	\$1,950,000	23-Nov-23

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: 28 May 2025



**515 BARRINGO ROAD MOUNT  
MACEDON VIC 3441**

4 2 4

Sold Price **\$1,800,000** Sold Date **09-Sep-24**

Distance **1.7km**

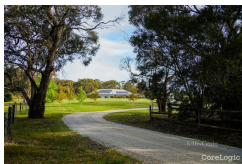


**669 SANDY CREEK ROAD  
RIDDELLS CREEK VIC 3431**

4 2 4

Sold Price **\$1,500,000** Sold Date **22-Jun-23**

Distance **2.54km**



**82 KIRRIBILLI ROAD NEW  
GISBORNE VIC 3438**

4 2 4

Sold Price **\$1,950,000** Sold Date **23-Nov-23**

Distance **3.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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