

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
49 PINCHOFF 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 or range between \$1,300,000 & \$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Mount Macedon
Period-from <input type="text"/> 01 Nov 2024	to <input type="text"/> 31 Oct 2025	Source <input type="text"/> 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
159 WATERFALLS ROAD MOUNT MACEDON VIC 3441	\$1,380,000	06-Nov-25
12 WINDSOR STREET MANCEDON VIC 3440	\$1,425,000	30-Sep-24
23 BRUCE STREET MANCEDON VIC 3440	\$1,275,000	19-Nov-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: 20 November 2025



**159 WATERFALLS ROAD MOUNT
MACEDON VIC 3441**

Sold Price

^{RS} **\$1,380,000** Sold Date **06-Nov-25**

 3  2  4

Distance **2.4km**



**12 WINDSOR STREET MACEDON
VIC 3440**

Sold Price

\$1,425,000 Sold Date **30-Sep-24**

 5  2  3

Distance **3.75km**



**23 BRUCE STREET MACEDON VIC
3440**

Sold Price

\$1,275,000 Sold Date **19-Nov-24**

 4  2  2

Distance **4.66km**

RS = Recent sale **UN** = Undisclosed Sale

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