

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

5/30 STRATHALLAN ROAD MACLEOD VIC 3085

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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

Unit

Suburb

Macleod

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

2/62 EDWARD STREET MACLEOD VIC 3085	\$725,000	16-May-26
3/37 TORBAY STREET MACLEOD VIC 3085	\$700,000	13-May-26

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 6 months.

This Statement of Information was prepared on: 24 September 2026

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**2/62 EDWARD STREET MACLEOD
VIC 3085**

Sold Price

\$725,000

Sold Date

16-May-26


Distance

0.37km

**3/37 TORBAY STREET MACLEOD
VIC 3085**

Sold Price

\$700,000

Sold Date

13-May-26


Distance

0.47km
RS = Recent sale

UN = Undisclosed Sale

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