

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

5/37 Torbay Street, Macleod Vic 3085

Indicative selling price

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

Range between \$620,000

&

\$670,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Macleod

Period - From 03/08/2025

to

02/08/2026

Source Property Data

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	2/49 Strathallan Rd MACLEOD 3085	\$641,000	03/07/2026
2	3/37 Torbay St MACLEOD 3085	\$700,000	13/05/2026
3	4/61 Strathallan Rd MACLEOD 3085	\$682,500	21/03/2026

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:

03/08/2026 12:45

5/37 Torbay Street, Macleod Vic 3085

Thomas Bechelli
9459 8111
0413 181 461
thomasbechelli@jellisCraig.com.au



2 1 1

Property Type: Unit
Land Size: 151m2 sqm approx
Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

03/08/2025 - 02/08/2026: \$750,000

Comparable Properties



2/49 Strathallan Rd MACLEOD 3085 (REI)

Agent Comments

2 1 1

Price: \$641,000
Method: Private Sale
Date: 03/07/2026
Property Type: Unit
Land Size: 152 sqm approx



3/37 Torbay St MACLEOD 3085 (REI)

Agent Comments

2 1 -

Price: \$700,000
Method: Sold Before Auction
Date: 13/05/2026
Property Type: Unit



4/61 Strathallan Rd MACLEOD 3085 (REI)

Agent Comments

2 1 1

Price: \$682,500
Method: Auction Sale
Date: 21/03/2026
Rooms: 3
Property Type: Unit

Account - Jellis Craig | P: 03 9459 8111



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