

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 or
locality and postcode

52 Willeys Road, Macedon Vic 3440

Indicative selling price

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

Single price

\$1,110,000

Median sale price

Median price

\$1,060,000

Property Type

House

Suburb

Macedon

Period - From

13/10/2024

to

12/10/2025

Source

Property Data

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
1	6-8 Vice Regal Av MACEDON 3440	\$1,105,000	30/09/2025
2	76 Ellandee Cr MACEDON 3440	\$1,080,000	25/08/2025
3	64 Rowan Dr MACEDON 3440	\$1,090,000	11/01/2025

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:

13/10/2025 13:03