Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 10/11/2026

Property offered for sale

Address
Including suburb and postcode: 600 Mt Macedon Road, Mount Macedon Vic 3441

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
BV	5	3	4	N/A	59,893

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,950,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $1,950,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,700,000 Property type: House Suburb: Mount Macedon

Period: from 03/11/2025 to 02/11/2026 Source: realestate.com

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	165 Zig Zag Rd MOUNT MACEDON 3441		
Sale price	$2,053,100	Date of sale	22/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
BV	0	0	0	N/A	80,900

Comparable property 2

Address	37 Taylors Rd MOUNT MACEDON 3441		
Sale price	$1,410,000	Date of sale	05/08/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	2	N/A	16,187.44

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There were only 2 comparable properties appropriate for land size, construction material and architectural style sold in the area in the past 18 months.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=9326b2d973f6376c6ac80b9e0e3bfe58

600 Mt Macedon Road, Mount Macedon Vic 3441

5 3 4

Property Type: House (Res)
Land Size: 59,893 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000
Median House Price *
03/11/2025 - 02/11/2026: $1,700,000
* Agent calculated median

Comparable Properties

165 Zig Zag Rd MOUNT MACEDON 3441 (REI)

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Price: $2,053,100
Method:
Date: 22/10/2026
Property Type: House

Agent Comments



37 Taylors Rd MOUNT MACEDON 3441 (REI)

4 3 2

Price: $1,410,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 16187.44 sqm approx

Agent Comments

There were only 2 comparable properties appropriate for land size, construction material and architectural style sold in the area in the past 18 months.

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