

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

61 Greensborough Road, Macleod Vic 3085

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price*

Median price

\$850,000

Property Type

House

Suburb

Macleod

Period - From

01/01/2025

to

21/05/2025

Source

RPD

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	69 Greensborough Rd MACLEOD 3085	\$825,000	14/03/2025
2	43 Greensborough Rd MACLEOD 3085	\$850,000	04/04/2025
3	63 Greensborough Rd MACLEOD 3085	\$890,000	17/03/2025

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:

21/05/2025 07:30

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price *
01/01/2025 - 21/05/2025: \$850,000
* Agent calculated median based on 3 sales

Comparable Properties

69 Greensborough Rd MACLEOD 3085 (REI) Agent Comments



Price: \$825,000
Method:
Date: 14/03/2025
Property Type: House



43 Greensborough Rd MACLEOD 3085 (REI) Agent Comments



Price: \$850,000
Method: Private Sale
Date: 04/04/2025
Property Type: House (Res)
Land Size: 764 sqm approx



63 Greensborough Rd MACLEOD 3085 (REI) Agent Comments



Price: \$890,000
Method: Private Sale
Date: 17/03/2025
Property Type: House
Land Size: 747 sqm approx