

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

77 Springthorpe Boulevard, Macleod Vic 3085

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,236,000

Property Type House

Suburb Macleod

Period - From 01/07/2025

to

30/06/2026

Source REIV

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	8 Bella Vista CI MACLEOD 3085	\$1,810,000	05/05/2026
2	7 Crestwood Av MACLEOD 3085	\$1,770,000	18/04/2026
3	6 Breckenridge PI MACLEOD 3085	\$1,750,000	28/01/2026

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:

28/07/2026 16:14



Property Type: House (Res)

Land Size: 959 sqm approx

Agent Comments

Comparable Properties



8 Bella Vista CI MACLEOD 3085 (REI)

Agent Comments



Price: \$1,810,000

Method: Private Sale

Date: 05/05/2026

Property Type: House (Res)

Land Size: 679 sqm approx

7 Crestwood Av MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,770,000

Method: Private Sale

Date: 18/04/2026

Rooms: 8

Property Type: House (Res)

Land Size: 559 sqm approx

6 Breckenridge PI MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Private Sale

Date: 28/01/2026

Rooms: 7

Property Type: House (Res)

Land Size: 503 sqm approx