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	69 Ferguson Street, Macleod Vic 3085

Indicative selling price

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

Range between $975,000 & $1,025,000

Median sale price

Median price $1,170,000 Property Type House Suburb Macleod

Period - From 01/10/2024 to 30/09/2025 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	42 Carwarp St MACLEOD 3085	$1,060,000	27/06/2025
2	30 Moorwatha St MACLEOD 3085	$1,064,000	15/10/2025
3	23 Erskine Rd MACLEOD 3085	$1,085,000	26/06/2025

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: 11/11/2025 09:57

69 Ferguson Street, Macleod Vic 3085

JellisCraig

Frank Perri
8841 4888
0414 680 483
frankperri@jelliscraig.com.au



3 1 0

Property Type: House
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$975,000 - $1,025,000
Median House Price
Year ending September 2025: $1,170,000

Comparable Properties



42 Carwarp St MACLEOD 3085 (VG)

2 - -

Price: $1,060,000
Method: Sale
Date: 27/06/2025
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



30 Moorwatha St MACLEOD 3085 (REI)

2 1 3

Price: $1,064,000
Method: Private Sale
Date: 15/10/2025
Property Type: House (Res)
Land Size: 593 sqm approx

Agent Comments



23 Erskine Rd MACLEOD 3085 (REI/VG)

3 1 2

Price: $1,085,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 727 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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