

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

7 Heritage Court, Macleod Vic 3085

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,287,500

Property Type House

Suburb Macleod

Period - From 01/01/2026

to

31/03/2026

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	7 Manor Green MACLEOD 3085	\$1,540,000	08/04/2026
2	132 Ernest Jones Dr MACLEOD 3085	\$1,635,000	11/02/2026
3	70 Ernest Jones Dr MACLEOD 3085	\$1,636,000	06/12/2025

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:

21/04/2026 14:37

7 Heritage Court, Macleod Vic 3085

Phil James
03 9459 8111
0408 008 007
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 4  2  2

Property Type: House
Land Size: 497 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
March quarter 2026: \$1,287,500

Comparable Properties



7 Manor Green MACLEOD 3085 (REI)

Agent Comments

 4  2  4

Price: \$1,540,000
Method: Private Sale
Date: 08/04/2026
Property Type: House
Land Size: 473 sqm approx



132 Ernest Jones Dr MACLEOD 3085 (REI)

Agent Comments

 4  2  2

Price: \$1,635,000
Method: Auction Sale
Date: 11/02/2026
Property Type: House (Res)
Land Size: 701 sqm approx



70 Ernest Jones Dr MACLEOD 3085 (REI)

Agent Comments

 4  2  4

Price: \$1,636,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 617 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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