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	34 Falcon Road, Macleod Vic 3085

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,101,000 Property Type House Suburb Macleod

Period - From 01/10/2025 to 31/12/2025 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	98 Wungan St MACLEOD 3085	$1,191,000	20/09/2025
2	53 Braid Hill Rd MACLEOD 3085	$1,201,000	15/11/2025
3	69 Ferguson St MACLEOD 3085	$1,236,000	22/11/2025

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: 16/02/2026 07:40

34 Falcon Road, Macleod Vic 3085

Brett Greig
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3 1 4

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
December quarter 2025: $1,101,000

Comparable Properties



98 Wungan St MACLEOD 3085 (REI)

3 2 2

Price: $1,191,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 582 sqm approx

Agent Comments



53 Braid Hill Rd MACLEOD 3085 (REI)

3 1 1

Price: $1,201,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



69 Ferguson St MACLEOD 3085 (REI)

3 1 -

Price: $1,236,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

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