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	2 Ardmore Court, Macleod Vic 3085

Indicative selling price

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

Range between $1,355,000 & $1,385,000

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	14 Dunvegan Cr MACLEOD 3085	$1,370,000	17/02/2026
2	2 Phillips Cr ROSANNA 3084	$1,375,000	12/12/2025
3	7 Stanton Cr ROSANNA 3084	$1,420,000	15/11/2025

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: 16/03/2026 10:41

2 Ardmore Court, Macleod Vic 3085

Nelson Alexander



4 2 2

Property Type: House
Land Size: 815 sqm approx

Agent Comments

Indicative Selling Price
$1,355,000 - $1,385,000
Median House Price
December quarter 2025: $1,101,000

Comparable Properties



14 Dunvegan Cr MACLEOD 3085 (REI)

4 2 2

Price: $1,370,000
Method: Private Sale
Date: 17/02/2026
Property Type: House

Agent Comments



2 Phillips Cr ROSANNA 3084 (REI/VG)

4 2 2

Price: $1,375,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 622 sqm approx

Agent Comments



7 Stanton Cr ROSANNA 3084 (REI/VG)

4 2 2

Price: $1,420,000
Method: Auction Sale
Date: 15/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 682 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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