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	1/28 May Street, Macleod Vic 3085

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $750,000 Property Type Unit Suburb Macleod

Period - From 17/04/2025 to 16/04/2026 Source Property Data

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	1/17 Ferguson St MACLEOD 3085	$825,000	27/03/2026
2	2/126 Somers Av MACLEOD 3085	$900,000	25/03/2026
3	1/102 Harborne St MACLEOD 3085	$815,000	17/12/2025

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: 17/04/2026 09:31

1/28 May Street, Macleod Vic 3085

Thomas Bechelli
9459 8111
0413 181 461
thomasbechelli@jelliscraig.com.au



3 1 2

Property Type: Unit
Land Size: 340m2 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median Unit Price
17/04/2025 - 16/04/2026: $750,000

Comparable Properties



1/17 Ferguson St MACLEOD 3085 (REI)

3 1 1

Price: $825,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: House (Res)
Land Size: 339 sqm approx

Agent Comments



2/126 Somers Av MACLEOD 3085 (REI)

3 1 1

Price: $900,000
Method: Auction Sale
Date: 25/03/2026
Rooms: 4
Property Type: Unit

Agent Comments



1/102 Harborne St MACLEOD 3085 (REI)

3 1 2

Price: $815,000
Method: Auction Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 324 sqm approx

Agent Comments

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