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<br>Including suburb and postcode | 2/12 Mcnamara Street, Macleod Vic 3085 |

## Indicative selling price

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

Range between $600,000 & $660,000

## Median sale price

Median price $750,250 Property Type Unit Suburb Macleod

Period - From 01/07/2025 to 30/06/2026 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 | 2/37 Waiora Rd HEIDELBERG HEIGHTS 3081 | $680,000 | 28/04/2026 |
| 2 | 18/125 Main Dr MACLEOD 3085 | $610,000 | 23/04/2026 |
| 3 | 3/159 Northern Rd HEIDELBERG HEIGHTS 3081 | $680,000 | 24/03/2026 |

**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: 22/07/2026 08:28

# 2/12 Mcnamara Street, Macleod Vic 3085

Nelson Alexander



2 2 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$600,000 - $660,000
**Median Unit Price**
Year ending June 2026: $750,250

## Comparable Properties




**2/37 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

2 1 2

**Price:** $680,000
**Method:** Private Sale
**Date:** 28/04/2026
**Property Type:** Unit

Agent Comments



**18/125 Main Dr MACLEOD 3085 (REI/VG)**

2 1 2

**Price:** $610,000
**Method:** Private Sale
**Date:** 23/04/2026
**Property Type:** Townhouse (Res)

Agent Comments



**3/159 Northern Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

2 2 1

**Price:** $680,000
**Method:** Private Sale
**Date:** 24/03/2026
**Property Type:** Townhouse (Single)

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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