Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 30/09/2026

Property offered for sale

Address
Including suburb and postcode: 77 Springthorpe Boulevard, Macleod Vic 3085

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	272	959

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,500,000 & $1,600,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,236,000 | Property type: House | Suburb: Macleod

Period: from 01/07/2025 to 30/06/2026 | Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	4 Grand Av MACLEOD 3085		
Sale price	$1,800,000	Date of sale	03/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	730

Comparable property 2

Address	6 Horizon Vw MACLEOD 3085		
Sale price	$1,900,000	Date of sale	06/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	2	N/A	956

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Fewer than 3 comparable sales were identified due to the property's particular land size in the estate.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $1,560,000 Unconditional sale date 07/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=243236a4c953006c3bc3041d8d918a45

77 Springthorpe Boulevard, Macleod Vic 3085

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4 2 2

Property Type: House
Land Size: 959 sqm approx

Agent Comments

Internal floor space an approximate based on available information

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending June 2026: $1,236,000

Comparable Properties



4 Grand Av MACLEOD 3085 (REI)

4 2 2

Price: $1,800,000
Method: Sold Before Auction
Date: 03/09/2026
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments

Land size 229m2 approx. smaller, house size and condition similar



6 Horizon Vw MACLEOD 3085 (REI)

4 3 2

Price: $1,900,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)
Land Size: 956 sqm approx

Agent Comments

Shower in laundry making it a third bathroom

Fewer than 3 comparable sales were identified due to the property's particular land size in the estate.

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