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	54 Dunvegan Crescent, Macleod Vic 3085

Indicative selling price

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

Range between $885,000 & $970,000

Median sale price

Median price $1,236,000 Property Type House 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	45 Carwarp St MACLEOD 3085	$945,000	17/09/2026
2	69 Somers Av MACLEOD 3085	$900,000	31/05/2026
3	90 Somers Av MACLEOD 3085	$1,025,000	18/04/2026

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: 21/09/2026 16:29

54 Dunvegan Crescent, Macleod Vic 3085

Nelson Alexander

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Property Type:
Agent Comments

Indicative Selling Price
$885,000 - $970,000
Median House Price
Year ending June 2026: $1,236,000

Comparable Properties



45 Carwarp St MACLEOD 3085 (REI)

2 | 1 | 6

Price: $945,000
Method: Private Sale
Date: 17/09/2026
Property Type: House
Land Size: 734 sqm approx

Agent Comments



69 Somers Av MACLEOD 3085 (REI)

4 | 2 | 2

Price: $900,000
Method: Private Sale
Date: 31/05/2026
Property Type: House
Land Size: 700 sqm approx

Agent Comments



90 Somers Av MACLEOD 3085 (REI)

3 | 2 | 2

Price: $1,025,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 869 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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