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	3/105 Torbay Street, Macleod Vic 3085

Indicative selling price

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

Single price $629,000

Median sale price

Median price $750,000 Property Type Unit Suburb Macleod

Period - From 23/01/2024 to 22/01/2025 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	3/19 Edward St MACLEOD 3085	$625,000	29/11/2024
2	4/3-5 Wilmot St MACLEOD 3085	$650,000	26/11/2024
3	2/323 Greensborough Rd WATSONIA 3087	$640,000	05/08/2024

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: 23/01/2025 10:28

3/105 Torbay Street, Macleod Vic 3085

Brett Sparks
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0411131938
brettsparks@jelliscraig.com.au



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$629,000
Median Unit Price
23/01/2024 - 22/01/2025: $750,000

Comparable Properties



3/19 Edward St MACLEOD 3085 (REI)

2 1 1

Price: $625,000
Method: Private Sale
Date: 29/11/2024
Rooms: 3
Property Type: Unit

Agent Comments



4/3-5 Wilmot St MACLEOD 3085 (REI)

2 1 1

Price: $650,000
Method: Sold Before Auction
Date: 26/11/2024
Property Type: Unit

Agent Comments



2/323 Greensborough Rd WATSONIA 3087 (VG)

2 - -

Price: $640,000
Method: Sale
Date: 05/08/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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