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	9 Gresswell Road, Macleod Vic 3085

Indicative selling price

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

Range between $930,000 & $1,020,000

Median sale price

Median price $1,221,500 Property Type House Suburb Macleod

Period - From 01/10/2024 to 31/12/2024 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	1/14 Carwarp St MACLEOD 3085	$935,000	22/01/2025
2	13/19 Coolidge Wynd MACLEOD 3085	$1,065,000	24/10/2024
3	2 Cascade Wlk MACLEOD 3085	$950,000	03/10/2024

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: 12/02/2025 09:49

9 Gresswell Road, Macleod Vic 3085

Nelson Alexander



Property Type:
Flat/Unit/Apartment (Res)
Land Size: 226 sqm approx

Agent Comments

Indicative Selling Price
$930,000 - $1,020,000
Median House Price
December quarter 2024: $1,221,500

Comparable Properties



1/14 Carwarp St MACLEOD 3085 (REI)

4 | 3 | 2

Price: $935,000
Method: Private Sale
Date: 22/01/2025
Property Type: Townhouse (Single)
Land Size: 221 sqm approx

Agent Comments



13/19 Coolidge Wynd MACLEOD 3085 (REI/VG)

3 | 2 | 2

Price: $1,065,000
Method: Private Sale
Date: 24/10/2024
Property Type: Townhouse (Res)
Land Size: 264 sqm approx

Agent Comments



2 Cascade Wlk MACLEOD 3085 (REI/VG)

3 | 2 | 2

Price: $950,000
Method: Private Sale
Date: 03/10/2024
Property Type: Townhouse (Single)
Land Size: 274 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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