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	104 Wungan Street, Macleod Vic 3085

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $1,191,500 Property Type House Suburb Macleod

Period - From 01/01/2024 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	6 Pickworth Ct ROSANNA 3084	$1,400,000	14/12/2024
2	43 Davies St ROSANNA 3084	$1,255,000	03/12/2024
3	26 Ruthven St MACLEOD 3085	$1,225,000	22/11/2024

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: 27/02/2025 19:12

104 Wungan Street, Macleod Vic 3085



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 567 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,375,000
Median House Price
Year ending December 2024: $1,191,500

Comparable Properties



6 Pickworth Ct ROSANNA 3084 (REI)

4 2 -

Price: $1,400,000
Method: Auction Sale
Date: 14/12/2024
Rooms: 6
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments



43 Davies St ROSANNA 3084 (REI/VG)

4 2 2

Price: $1,255,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments



26 Ruthven St MACLEOD 3085 (REI/VG)

4 1 1

Price: $1,225,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 1285 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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