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	95 Torbay Street, Macleod Vic 3085

Indicative selling price

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

Single price $1,120,000

Median sale price

Median price $1,066,000 Property Type House Suburb Macleod

Period - From 01/01/2025 to 31/03/2025 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	16 Macleod Pde MACLEOD 3085	$1,032,000	21/12/2024
2	20 Morwell Av WATSONIA 3087	$1,055,000	14/12/2024
3			

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: 07/05/2025 09:38

95 Torbay Street, Macleod Vic 3085

Nelson Alexander



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Property Type: Land
Land Size: 894 sqm approx

Agent Comments

Indicative Selling Price
$1,120,000
Median House Price
March quarter 2025: $1,066,000

Comparable Properties



16 Macleod Pde MACLEOD 3085 (REI/VG)

3 1 2

Price: $1,032,000
Method: Private Sale
Date: 21/12/2024
Property Type: House
Land Size: 1172 sqm approx

Agent Comments



20 Morwell Av WATSONIA 3087 (REI/VG)

3 1 1

Price: $1,055,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 970 sqm approx

Agent Comments

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.

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

REIV THE DIFFERENCE

propertydata .com.au

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