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	45 Argyle Street, Macleod Vic 3085

Indicative selling price

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

Range between $800,000 & $880,000

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	96 Somers Av MACLEOD 3085	$866,200	19/03/2025
2	11 Harborne St MACLEOD 3085	$810,000	30/11/2024
3	20 Kambea Cr VIEWBANK 3084	$870,000	06/11/2024

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: 03/04/2025 10:12

45 Argyle Street, Macleod Vic 3085

Brett Sparks
94321444
0411131938
brettsparks@jelliscraig.com.au



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 432 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending December 2024: $1,191,500

Comparable Properties



96 Somers Av MACLEOD 3085 (REI)

3 2 2

Price: $866,200
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 388 sqm approx

Agent Comments



11 Harborne St MACLEOD 3085 (REI/VG)

3 1 2

Price: $810,000
Method: Auction Sale
Date: 30/11/2024
Rooms: 6
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments



20 Kambea Cr VIEWBANK 3084 (REI/VG)

3 1 1

Price: $870,000
Method: Private Sale
Date: 06/11/2024
Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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