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	11 Sinclair Crescent, Macleod Vic 3085

Indicative selling price

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

Single price $985,000

Median sale price

Median price $1,182,500 Property Type House Suburb Macleod

Period - From 01/04/2024 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	20 Janice St MACLEOD 3085	$928,000	05/04/2025
2	1 Walpole Ct WATSONIA 3087	$1,000,000	05/04/2025
3	11 Dobson Av ROSANNA 3084	$903,000	22/02/2025

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: 16/04/2025 14:07

11 Sinclair Crescent, Macleod Vic 3085

Christopher Macey
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2 1 2

Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 586 sqm approx

Agent Comments

Indicative Selling Price
$985,000
Median House Price
Year ending March 2025: $1,182,500

Comparable Properties



20 Janice St MACLEOD 3085 (REI)

3 1 3

Price: $928,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments



1 Walpole Ct WATSONIA 3087 (REI)

3 1 2

Price: $1,000,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 735 sqm approx

Agent Comments



11 Dobson Av ROSANNA 3084 (REI)

3 1 2

Price: $903,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments

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