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	2/25 Strathallan Road, Macleod Vic 3085

Indicative selling price

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

Range between $880,000 & $960,000

Median sale price

Median price $768,750 Property Type Unit 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	45 Argyle St MACLEOD 3085	$930,000	17/05/2025
2	2/10 Edward St MACLEOD 3085	$961,000	03/05/2025
3	2/26 Strathallan Rd MACLEOD 3085	$887,500	17/03/2025

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: 10/06/2025 08:44

2/25 Strathallan Road, Macleod Vic 3085



Property Type:
Agent Comments

Indicative Selling Price
$880,000 - $960,000
Median Unit Price
March quarter 2025: $768,750

Comparable Properties



45 Argyle St MACLEOD 3085 (REI)

3 | 2 | 2

Price: $930,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House
Land Size: 432 sqm approx

Agent Comments



2/10 Edward St MACLEOD 3085 (REI)

2 | 1 | 4

Price: $961,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Unit
Land Size: 492 sqm approx

Agent Comments



2/26 Strathallan Rd MACLEOD 3085 (REI/VG)

3 | 1 | 2

Price: $887,500
Method: Private Sale
Date: 17/03/2025
Rooms: 4
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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