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	63 Dunvegan Crescent, Macleod Vic 3085

Indicative selling price

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

Range between $1,175,000 & $1,225,000

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	7 Lindsay St MACLEOD 3085	$1,200,000	01/05/2025
2	29 Kambea Cr VIEWBANK 3084	$1,202,000	10/05/2025
3	22 Glenmore St MACLEOD 3085	$1,213,500	18/03/2025

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: 12/06/2025 13:06

63 Dunvegan Crescent, Macleod Vic 3085

Brett Greig
03 9459 8111
0431 798 237
brettgreig@jelliscraig.com.au



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments

Indicative Selling Price
$1,175,000 - $1,225,000
Median House Price
Year ending March 2025: $1,182,500

Comparable Properties



7 Lindsay St MACLEOD 3085 (REI)

4 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 01/05/2025
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments



29 Kambea Cr VIEWBANK 3084 (REI)

4 2 2

Price: $1,202,000
Method: Private Sale
Date: 10/05/2025
Property Type: House
Land Size: 810 sqm approx

Agent Comments



22 Glenmore St MACLEOD 3085 (REI)

4 2 6

Price: $1,213,500
Method: Sold Before Auction
Date: 18/03/2025
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments

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