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: 61 Greensborough Road, 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 $850,000 Property Type House Suburb Macleod

Period - From 01/01/2025 to 21/05/2025 Source RPD

## 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 | 69 Greensborough Rd MACLEOD 3085 | $825,000 | 14/03/2025 |
| 2 | 43 Greensborough Rd MACLEOD 3085 | $850,000 | 04/04/2025 |
| 3 | 63 Greensborough Rd MACLEOD 3085 | $890,000 | 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: 21/05/2025 07:30

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

# 61 Greensborough Road, Macleod Vic 3085

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**Property Type:**
Agent Comments

**Indicative Selling Price**
$800,000 - $880,000
**Median House Price ***
01/01/2025 - 21/05/2025: $850,000
* Agent calculated median based on 3 sales

## Comparable Properties

**69 Greensborough Rd MACLEOD 3085 (REI)**

3 | 2 | 2

**Price:** $825,000
**Method:**
**Date:** 14/03/2025
**Property Type:** House

Agent Comments



**43 Greensborough Rd MACLEOD 3085 (REI)**

3 | 1 | 2

**Price:** $850,000
**Method:** Private Sale
**Date:** 04/04/2025
**Property Type:** House (Res)
**Land Size:** 764 sqm approx

Agent Comments



**63 Greensborough Rd MACLEOD 3085 (REI)**

3 | 1 | 4

**Price:** $890,000
**Method:** Private Sale
**Date:** 17/03/2025
**Property Type:** House
**Land Size:** 747 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94598111

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