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	59-61 Dunvegan Crescent, Macleod Vic 3085

Indicative selling price

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

Range between $890,000 & $950,000

Median sale price

Median price $1,257,500 Property Type House Suburb Macleod

Period - From 01/07/2025 to 30/09/2025 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	59 Dunvegan Cr MACLEOD 3085	$695,000	20/08/2016
2	59-61 Dunvegan Cr MACLEOD 3085	$695,000	20/08/2016
3	59-61 Dunvegan Cr MACLEOD 3085	$308,000	19/12/2005

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: 17/10/2025 08:35

59-61 Dunvegan Crescent, Macleod Vic 3085

Nelson Alexander



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$890,000 - $950,000
Median House Price
September quarter 2025: $1,257,500

Comparable Properties

59 Dunvegan Cr MACLEOD 3085 (VG)

3 - -

Agent Comments

Price: $695,000
Method: Sale
Date: 20/08/2016
Property Type: House (Res)
Land Size: 675 sqm approx



59-61 Dunvegan Cr MACLEOD 3085 (REI)

4 2 2

Agent Comments

Price: $695,000
Method: Auction Sale
Date: 20/08/2016
Rooms: 6
Property Type: House (Res)
Land Size: 675 sqm approx

59-61 Dunvegan Cr MACLEOD 3085 (REI)

3 - -

Agent Comments

Price: $308,000
Method: Private Sale
Date: 19/12/2005
Rooms: 5
Property Type: House

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata .com.au

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