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	14 Cooley Avenue, Macleod Vic 3085

Indicative selling price

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

Range between $850,000 & $925,000

Median sale price

Median price $938,750 Property Type Townhouse Suburb Macleod

Period - From 01/10/2024 to 30/09/2025 Source Property Data

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	1/17 Edward St MACLEOD 3085	$870,000	20/09/2025
2	17 Cascades Vw YALLAMBIE 3085	$850,000	01/09/2025
3	2/25 Strathallan Rd MACLEOD 3085	$905,000	18/07/2025

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: 01/10/2025 14:14

14 Cooley Avenue, Macleod Vic 3085

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
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4 2 2

Rooms: 6
Property Type: Townhouse
Land Size: 236 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $925,000
Median Townhouse Price
01/10/2024 - 30/09/2025: $938,750

Comparable Properties



1/17 Edward St MACLEOD 3085 (REI)

3 2 2

Price: $870,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments



17 Cascades Vw YALLAMBIE 3085 (REI)

3 2 2

Price: $850,000
Method: Private Sale
Date: 01/09/2025
Property Type: House (Res)

Agent Comments



2/25 Strathallan Rd MACLEOD 3085 (REI)

4 3 2

Price: $905,000
Method: Private Sale
Date: 18/07/2025
Property Type: Townhouse (Single)

Agent Comments

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