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	3/12 Mcnamara Street, Macleod Vic 3085

Indicative selling price

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

Single price $649,000

Median sale price

Median price $935,000 Property Type Townhouse Suburb Macleod

Period - From 04/12/2024 to 03/12/2025 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	3/51 Swanston St HEIDELBERG HEIGHTS 3081	$658,000	31/07/2025
2	12/25 Pottage Cirt MACLEOD 3085	$650,000	25/07/2025
3	2/38 Southern Rd HEIDELBERG HEIGHTS 3081	$668,000	18/07/2025

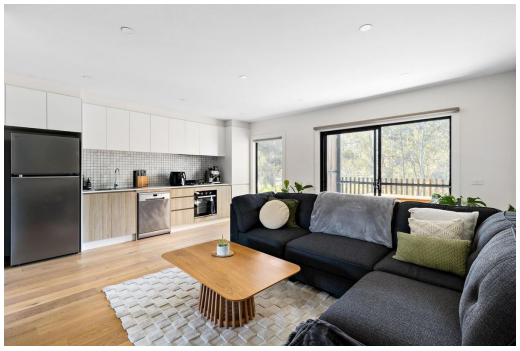
OR

~~**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: 04/12/2025 10:46

3/12 Mcnamara Street, Macleod Vic 3085

Nelson Alexander



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$649,000
Median Townhouse Price
04/12/2024 - 03/12/2025: $935,000

Comparable Properties



3/51 Swanston St HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 1

Agent Comments

Price: $658,000
Method: Private Sale
Date: 31/07/2025
Property Type: Townhouse (Single)



12/25 Pottage Cirt MACLEOD 3085 (REI/VG)

2 2 1

Agent Comments

Price: $650,000
Method: Private Sale
Date: 25/07/2025
Property Type: Townhouse (Single)
Land Size: 87 sqm approx



2/38 Southern Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 1

Agent Comments

Price: $668,000
Method: Private Sale
Date: 18/07/2025
Property Type: Townhouse (Single)
Land Size: 144 sqm approx

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

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