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	17 Braid Hill Road, Macleod Vic 3085

Indicative selling price

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

Range between $895,000 & $980,000

Median sale price

Median price $1,165,000 Property Type House Suburb Macleod

Period - From 10/11/2024 to 09/11/2025 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	47 Argyle St MACLEOD 3085	$952,000	08/11/2025
2	17 Cantala Av ROSANNA 3084	$963,500	30/10/2025
3	1/17 Edward St MACLEOD 3085	$870,000	20/09/2025

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: 10/11/2025 12:11

17 Braid Hill Road, Macleod Vic 3085

Domenic Malgeri
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3 2 2

Property Type: House
Land Size: 278 sqm approx

Agent Comments

Indicative Selling Price
$895,000 - $980,000
Median House Price
10/11/2024 - 09/11/2025: $1,165,000

Comparable Properties



47 Argyle St MACLEOD 3085 (REI)

3 1 2

Price: $952,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 368 sqm approx

Agent Comments



17 Cantala Av ROSANNA 3084 (REI)

3 2 2

Price: $963,500
Method: Private Sale
Date: 30/10/2025
Property Type: House

Agent Comments



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

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