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	1/102 Harborne Street, Macleod Vic 3085

Indicative selling price

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

Range between $730,000 & $800,000

Median sale price

Median price $768,500 Property Type Unit 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	2/154 Nell St GREENSBOROUGH 3088	$760,000	13/10/2025
2	2/11 Eden Av WATSONIA 3087	$825,000	11/09/2025
3	1/12 Oban Way MACLEOD 3085	$750,000	01/07/2025

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: 07/11/2025 14:01

1/102 Harborne Street, Macleod Vic 3085

JellisCraig

Luke Coventry
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Indicative Selling Price
$730,000 - $800,000
Median Unit Price
September quarter 2025: $768,500



3

Property Type: House (Res)
Land Size: 323 sqm approx

Agent Comments

Comparable Properties



2/154 Nell St GREENSBOROUGH 3088 (REI)

3 1 2

Price: $760,000
Method: Private Sale
Date: 13/10/2025
Rooms: 6
Property Type: House (Res)

Agent Comments



2/11 Eden Av WATSONIA 3087 (REI/VG)

3 1 2

Price: $825,000
Method: Private Sale
Date: 11/09/2025
Property Type: House (Res)
Land Size: 295 sqm approx

Agent Comments



1/12 Oban Way MACLEOD 3085 (REI/VG)

3 1 2

Price: $750,000
Method: Private Sale
Date: 01/07/2025
Property Type: Unit
Land Size: 267 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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