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	7 Macleod Parade, Macleod Vic 3085

Indicative selling price

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

Range between $2,300,000 & $2,500,000

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	197 Mountain View Pde ROSANNA 3084	$2,100,000	31/10/2025
2	67 Invermay Gr ROSANNA 3084	$2,260,000	20/09/2025
3	29 Coorie Cr ROSANNA 3084	$2,015,000	23/08/2025

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: 06/01/2026 08:53

7 Macleod Parade, Macleod Vic 3085

Nelson Alexander



Property Type: Land (Res)
Land Size: 992 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
September quarter 2025: $1,257,500

Comparable Properties



197 Mountain View Pde ROSANNA 3084 (REI/VG)

4 2 2

Price: $2,100,000
Method: Private Sale
Date: 31/10/2025
Property Type: House
Land Size: 804 sqm approx

Agent Comments

67 Invermay Gr ROSANNA 3084 (VG)

4 - -

Price: $2,260,000
Method: Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 1316 sqm approx

Agent Comments



29 Coorie Cr ROSANNA 3084 (REI/VG)

4 3 2

Price: $2,015,000
Method: Auction Sale
Date: 23/08/2025
Rooms: 7
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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