

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

25 Strathallan Road, Macleod Vic 3085

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,043,000 Property Type House Suburb Macleod

Period - From 01/04/2025 to 30/06/2025 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	54 Warralong Av GREENSBOROUGH 3088	\$1,090,000	05/07/2025
2	37 Eamon Dr VIEWBANK 3084	\$1,105,000	10/06/2025
3	55 Martins La VIEWBANK 3084	\$1,095,000	29/05/2025

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:

02/09/2025 20:07

25 Strathallan Road, Macleod Vic 3085

Domenic Malgeri

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

June quarter 2025: \$1,043,000



 4  3  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



54 Warralong Av GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$1,090,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 644 sqm approx



37 Eamon Dr VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,105,000

Method: Private Sale

Date: 10/06/2025

Property Type: House

Land Size: 588 sqm approx



55 Martins La VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,095,000

Method: Private Sale

Date: 29/05/2025

Property Type: House

Land Size: 599 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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