

3/6 Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

181 Black Forest Drive, Macedon, 3440

Indicative selling price

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

or range between \$2,900,000 & \$3,150,000

Median sale price

Median price \$1,097,500 Property type House Suburb Macedon

Period - From January 2025 to February 2026 Source Realestate.com.au

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16th March 2026