

# 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 Heritage Court, Macleod Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,101,000

Property Type House

Suburb Macleod

Period - From 01/10/2025

to 31/12/2025

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	70 Ernest Jones Dr MACLEOD 3085	\$1,636,000	06/12/2025
2	57 Sugarloaf Dr MACLEOD 3085	\$1,650,000	18/10/2025
3	48 Crestwood Av MACLEOD 3085	\$1,570,000	25/09/2025

**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:

16/01/2026 13:39

7 Heritage Court, Macleod Vic 3085

Phil James  
03 9459 8111  
0408 008 007  
philjames@jellisrcraig.com.au



 4  2  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

December quarter 2025: \$1,101,000

## Comparable Properties



**70 Ernest Jones Dr MACLEOD 3085 (REI)**

Agent Comments

 4  2  4

**Price:** \$1,636,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 617 sqm approx



**57 Sugarloaf Dr MACLEOD 3085 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 18/10/2025

**Property Type:** House

**Land Size:** 648 sqm approx



**48 Crestwood Av MACLEOD 3085 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 25/09/2025

**Property Type:** House (Res)

**Land Size:** 625 sqm approx

**Account** - Jellis Craig | P: 03 9459 8111



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