

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

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



Property Type: House

Agent Comments

Comparable Properties



70 Ernest Jones Dr MACLEOD 3085 (REI)

Agent Comments



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



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



Price: \$1,570,000

Method: Private Sale

Date: 25/09/2025

Property Type: House (Res)

Land Size: 625 sqm approx

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