

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 34 Falcon Road, Macleod Vic 3085
Including suburb and postcode

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

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	98 Wungan St MACLEOD 3085	\$1,191,000	20/09/2025
2	53 Braid Hill Rd MACLEOD 3085	\$1,201,000	15/11/2025
3	27 Falcon Rd MACLEOD 3085	\$1,305,000	04/10/2025

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:

02/02/2026 10:40



Property Type: House

Agent Comments

Comparable Properties



98 Wungan St MACLEOD 3085 (REI)

Agent Comments



Price: \$1,191,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 582 sqm approx



53 Braid Hill Rd MACLEOD 3085 (REI)

Agent Comments



Price: \$1,201,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 697 sqm approx



27 Falcon Rd MACLEOD 3085 (REI)

Agent Comments



Price: \$1,305,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 698 sqm approx

Account - Jellis Craig | P: 03 9459 8111