

# 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 and  
postcode

44 Macfarlane Street, Marshall VIC 3216

### Indicative selling price

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

Range between

\$699,000

&

\$729,000

### Median sale price

Median price

\$655,000

Property Type

House

Suburb

Marshall

Period - From

09/08/2025

to

08/02/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
31 Killarney Avenue Grovedale VIC 3216	\$705,000	03/02/2026
42 Grove Road Marshall VIC 3216	\$710,000	11/12/2025
7 Seymour Close Grovedale VIC 3216	\$700,000	19/08/2025

This Statement of Information was prepared on:

09/02/2026