

# 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

21 Macleod Parade, Macleod Vic 3085

### Indicative selling price

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

Single price \$1,200,000

### Median sale price

Median price \$1,287,500

Property Type House

Suburb Macleod

Period - From 01/01/2026

to 31/03/2026

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	15 Brassey Av ROSANNA 3084	\$1,475,000	11/06/2026
2	10 Pilgrim Ct ROSANNA 3084	\$1,174,000	30/05/2026
3	90 Somers Av MACLEOD 3085	\$1,025,000	18/04/2026

**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:

25/06/2026 13:49

**Indicative Selling Price**

\$1,200,000

**Median House Price**

March quarter 2026: \$1,287,500



**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 981 sqm approx

Agent Comments

## Comparable Properties



**15 Brassey Av ROSANNA 3084 (REI)**

Agent Comments



**Price:** \$1,475,000

**Method:** Private Sale

**Date:** 11/06/2026

**Property Type:** House (Res)

**Land Size:** 927 sqm approx



**10 Pilgrim Ct ROSANNA 3084 (REI)**

Agent Comments



**Price:** \$1,174,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House (Res)

**Land Size:** 956 sqm approx



**90 Somers Av MACLEOD 3085 (REI)**

Agent Comments



**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** House (Res)

**Land Size:** 869 sqm approx