

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

Single price \$1,175,000

Median sale price

Median price \$1,160,000

Property Type House

Suburb Macleod

Period - From 01/04/2026

to 30/06/2026

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	16 Jacka St MACLEOD 3085	\$1,195,000	11/07/2026
2	10 Pilgrim Ct ROSANNA 3084	\$1,174,000	30/05/2026
3	48 Grove Rd ROSANNA 3084	\$1,270,000	15/05/2026

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:

17/07/2026 11:37

21 Macleod Parade, Macleod Vic 3085



first national
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

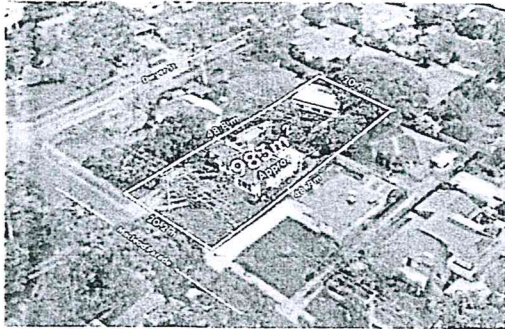
isaac@billschlink.com.au

Indicative Selling Price

\$1,175,000

Median House Price

June quarter 2026: \$1,160,000



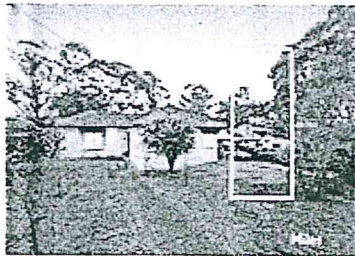
6 2 2

Property Type: House

Land Size: 983 sqm approx

Agent Comments

Comparable Properties



16 Jacka St MACLEOD 3085 (REI)

Agent Comments

3 2 2

Price: \$1,195,000

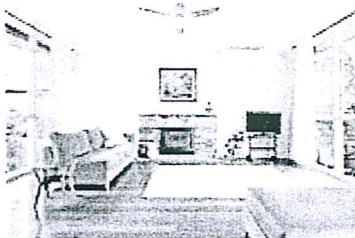
Method: Auction Sale

Date: 11/07/2026

Rooms: 4

Property Type: House (Res)

Land Size: 980 sqm approx



10 Pilgrim Ct ROSANNA 3084 (REI)

Agent Comments

3 1 1

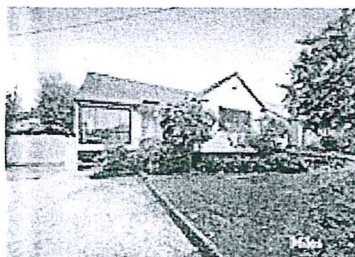
Price: \$1,174,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 956 sqm approx



48 Grove Rd ROSANNA 3084 (REI)

Agent Comments

3 2 1

Price: \$1,270,000

Method: Private Sale

Date: 15/05/2026

Rooms: 5

Property Type: House (Res)

Land Size: 613 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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