

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

1/7-9 WILMOT STREET MACLEOD VIC 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$860,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Macleod

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

7/6 BORLASE STREET YALLAMBIE VIC 3085	\$910,000	01-Jul-25
2/26 STRATHALLAN ROAD MACLEOD VIC 3085	\$887,500	17-Mar-25
1/28 MAY STREET MACLEOD VIC 3085	\$880,000	30-Apr-26

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 6 months.~~

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**7/6 BORLASE STREET YALLAMBIE
VIC 3085**

3 2 2

Sold Price

\$910,000

Sold Date

01-Jul-25

Distance

0.34km



**2/26 STRATHALLAN ROAD
MACLEOD VIC 3085**

3 1 2

Sold Price

\$887,500

Sold Date

17-Mar-25

Distance

0.96km



**1/28 MAY STREET MACLEOD VIC
3085**

3 1 2

Sold Price

^{RS} **\$880,000** ^{UN}

Sold Date

30-Apr-26

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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