

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

11 Hilltop Avenue, Macleod Vic 3085

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,195,500

Property Type House

Suburb Macleod

Period - From 01/04/2025

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	14 Westmere PI VIEWBANK 3084	\$1,210,000	25/05/2026
2	10 Medbury Av WATSONIA 3087	\$1,146,000	02/05/2026
3	11 Janice St MACLEOD 3085	\$980,000	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:

24/06/2026 11:30



Property Type:

Agent Comments

Comparable Properties



14 Westmere PI VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,210,000

Method: Private Sale

Date: 25/05/2026

Property Type: House (Res)

Land Size: 744 sqm approx



10 Medbury Av WATSONIA 3087 (REI)

Agent Comments



Price: \$1,146,000

Method: Auction Sale

Date: 02/05/2026

Rooms: 10

Property Type: House (Res)

Land Size: 560 sqm approx



11 Janice St MACLEOD 3085 (REI)

Agent Comments



Price: \$980,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 582 sqm approx