

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

14 Lookout Rise, Macleod Vic 3085

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,201,000

Property Type House

Suburb Macleod

Period - From 14/05/2025

to

13/05/2026

Source

Property Data

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	160 Bellevue Av ROSANNA 3084	\$1,440,000	14/02/2026
2	7 Cypress Ct MACLEOD 3085	\$1,410,000	09/01/2026
3	17 Cherry St MACLEOD 3085	\$1,370,000	29/11/2025

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:

14/05/2026 14:12



Property Type: Land
Land Size: 536 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 14/05/2025 - 13/05/2026: \$1,201,000

Comparable Properties



160 Bellevue Av ROSANNA 3084 (REI)

Agent Comments



Price: \$1,440,000
Method: Auction Sale
Date: 14/02/2026
Rooms: 4
Property Type: House (Res)
Land Size: 909 sqm approx

7 Cypress Ct MACLEOD 3085 (VG)

Agent Comments



Price: \$1,410,000
Method: Sale
Date: 09/01/2026
Property Type: House (Previously Occupied - Detached)
Land Size: 488 sqm approx



17 Cherry St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,370,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 579 sqm approx

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