

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

16 Gresswell Road, Macleod Vic 3085

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

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	6 Terrace Way MACLEOD 3085	\$1,765,000	16/06/2026
2	8 Bella Vista CI MACLEOD 3085	\$1,810,000	05/05/2026
3	12 Bella Vista CI MACLEOD 3085	\$1,750,000	26/03/2026

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:

15/07/2026 09:20



Property Type: House (Previously Occupied - Detached)
Land Size: 958 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
June quarter 2026: \$1,160,000

Comparable Properties



6 Terrace Way MACLEOD 3085 (REI)

Agent Comments



Price: \$1,765,000
Method: Private Sale
Date: 16/06/2026
Property Type: House



8 Bella Vista CI MACLEOD 3085 (REI)

Agent Comments



Price: \$1,810,000
Method: Private Sale
Date: 05/05/2026
Property Type: House (Res)
Land Size: 679 sqm approx



12 Bella Vista CI MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 648 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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