

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/102 Harborne Street, Macleod Vic 3085

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$711,750

Property Type Unit

Suburb Macleod

Period - From 01/01/2026

to 31/03/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	10 Oban Way MACLEOD 3085	\$1,065,000	02/05/2026
2	19 Elder St WATSONIA 3087	\$1,095,000	29/03/2026
3	6 Yerrawa Dr WATSONIA 3087	\$1,020,000	17/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/05/2026 13:48



3 2 2

Property Type: Unit
Land Size: 419 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,100,000
Median Unit Price
 March quarter 2026: \$711,750

Comparable Properties



10 Oban Way MACLEOD 3085 (REI)

Agent Comments

3 2 2

Price: \$1,065,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House
Land Size: 442 sqm approx



19 Elder St WATSONIA 3087 (REI)

Agent Comments

3 2 -

Price: \$1,095,000
Method: Sold After Auction
Date: 29/03/2026
Property Type: House (Res)
Land Size: 580 sqm approx



6 Yerrawa Dr WATSONIA 3087 (REI)

Agent Comments

3 1 2

Price: \$1,020,000
Method: Auction Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 556 sqm approx

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