

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

2/12 Mcnamara Street, Macleod Vic 3085

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$873,750 Property Type Townhouse Suburb Macleod

Period - From 21/05/2025 to 20/05/2026 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	2/37 Waiora Rd HEIDELBERG HEIGHTS 3081	\$680,000	28/04/2026
2	4/61 Strathallan Rd MACLEOD 3085	\$682,500	21/03/2026
3	2/159 Northern Rd HEIDELBERG HEIGHTS 3081	\$685,000	21/12/2025

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:

21/05/2026 11:25



2
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 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Townhouse Price

21/05/2025 - 20/05/2026: \$873,750

Comparable Properties



2/37 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

2
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 2

Price: \$680,000

Method: Private Sale

Date: 28/04/2026

Property Type: Unit



4/61 Strathallan Rd MACLEOD 3085 (REI/VG)

Agent Comments

2
 1
 1

Price: \$682,500

Method: Auction Sale

Date: 21/03/2026

Rooms: 3

Property Type: Unit



2/159 Northern Rd HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

2
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Price: \$685,000

Method: Sale

Date: 21/12/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133