

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

2/85 Torbay Street, Macleod Vic 3085

Indicative selling price

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

Range between \$890,000

&

\$960,000

Median sale price

Median price \$750,250

Property Type Unit

Suburb Macleod

Period - From 01/07/2025

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	2/151 Ellesmere Pde ROSANNA 3084	\$965,000	08/08/2026
2	1/7-9 Wilmot St MACLEOD 3085	\$892,500	04/08/2026
3	2/40 Edward St MACLEOD 3085	\$920,000	16/07/2026

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:

28/09/2026 11:06

2/85 Torbay Street, Macleod Vic 3085

**Nelson
Alexander**

Liz Walker

9490 2900

0412 659 140

lwalker@nelsonalexander.com.au

Indicative Selling Price

\$890,000 - \$960,000

Median Unit Price

Year ending June 2026: \$750,250



3 2 2

Property Type: Unit

Land Size: 261 sqm approx

Agent Comments

Comparable Properties



2/151 Ellesmere Pde ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$965,000

Method: Private Sale

Date: 08/08/2026

Rooms: 4

Property Type: Townhouse (Res)



1/7-9 Wilmot St MACLEOD 3085 (REI)

Agent Comments

3 2 2

Price: \$892,500

Method: Private Sale

Date: 04/08/2026

Property Type: Unit



2/40 Edward St MACLEOD 3085 (REI)

Agent Comments

3 2 1

Price: \$920,000

Method: Sold Before Auction

Date: 16/07/2026

Property Type: House (Res)

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



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