

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

2/90 Erskine Road, Macleod Vic 3085

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$712,500

Property Type Unit

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	50 Carwarp St MACLEOD 3085	\$740,000	11/07/2026
2	1/20 Turnham Av ROSANNA 3084	\$780,000	18/04/2026
3	3/4 Millicent St ROSANNA 3084	\$804,000	18/04/2026

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:

15/09/2026 15:57

2/90 Erskine Road, Macleod Vic 3085

Greg Taylor
9459 8111
0409 090 611
gregtaylor@jellisrcraig.com.au



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
June quarter 2026: \$712,500

Comparable Properties



50 Carwarp St MACLEOD 3085 (REI)

Agent Comments

2 1 1

Price: \$740,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 264 sqm approx



1/20 Turnham Av ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$780,000
Method: Auction Sale
Date: 18/04/2026
Rooms: 3
Property Type: Unit
Land Size: 250 sqm approx



3/4 Millicent St ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$804,000
Method: Auction Sale
Date: 18/04/2026
Rooms: 3
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9459 8111



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