

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 Garner Court, Macleod Vic 3085

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,287,500

Property Type House

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 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	1 Evan Smith CI MACLEOD 3085	\$1,420,000	11/05/2026
2	7 Manor Green MACLEOD 3085	\$1,540,000	08/04/2026
3	132 Ernest Jones Dr MACLEOD 3085	\$1,635,000	11/02/2026

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:

21/05/2026 12:52

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2026: \$1,287,500



Property Type: House (Previously Occupied - Detached)
Land Size: 661 sqm approx
Agent Comments

Comparable Properties



1 Evan Smith CI MACLEOD 3085 (REI)

Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 11/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 464 sqm approx



7 Manor Green MACLEOD 3085 (REI)

Agent Comments



Price: \$1,540,000
Method: Private Sale
Date: 08/04/2026
Property Type: House
Land Size: 473 sqm approx



132 Ernest Jones Dr MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,635,000
Method: Auction Sale
Date: 11/02/2026
Property Type: House (Res)
Land Size: 701 sqm approx

Account - Jellis Craig | P: 03 94321444



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