

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

30 Dunvegan Crescent, Macleod Vic 3085

Indicative selling price

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

Range between

\$860,000

&

\$930,000

Median sale price

Median price

\$1,160,000

Property Type

House

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	5 Patricia Ct YALLAMBIE 3085	\$867,000	10/06/2026
2	11 Darren Av BUNDOORA 3083	\$890,000	23/04/2026
3	217 Greenwood Dr BUNDOORA 3083	\$907,500	14/03/2026

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:

12/08/2026 14:43



3 1 2

Property Type: House (Res)

Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price

\$860,000 - \$930,000

Median House Price

June quarter 2026: \$1,160,000

Comparable Properties



5 Patricia Ct YALLAMBIE 3085 (REI/VG)

Agent Comments

3 1 1

Price: \$867,000

Method: Private Sale

Date: 10/06/2026

Property Type: House (Res)

Land Size: 583 sqm approx



11 Darren Av BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 3

Price: \$890,000

Method: Private Sale

Date: 23/04/2026

Property Type: House (Res)

Land Size: 534 sqm approx



217 Greenwood Dr BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$907,500

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 533 sqm approx