

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

34 Harborne Street, Macleod Vic 3085

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,236,000

Property Type House

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	1 St James Ct WATSONIA 3087	\$938,000	13/06/2026
2	32 Frensham Rd WATSONIA 3087	\$961,000	04/06/2026
3	84 Sainsbury Av GREENSBOROUGH 3088	\$940,000	24/04/2026

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:

09/08/2026 09:42



Rooms: 2
Property Type: House
Land Size: 745 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000

Median House Price
Year ending June 2026: \$1,236,000

Comparable Properties



1 St James Ct WATSONIA 3087 (REI)

Agent Comments



Price: \$938,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)



32 Frensham Rd WATSONIA 3087 (REI)

Agent Comments



Price: \$961,000
Method: Private Sale
Date: 04/06/2026
Property Type: House
Land Size: 612 sqm approx



84 Sainsbury Av GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$940,000
Method: Auction Sale
Date: 24/04/2026
Rooms: 4
Property Type: House (Res)
Land Size: 556 sqm approx