

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

41 EMERALD AVENUE MACEDON VIC 3440

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Macedon

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1A BROOKES CRESCENT MACEDON VIC 3440	\$900,000	17-Jan-25
16 HOVEA GROVE NEW GISBORNE VIC 3438	\$915,000	16-May-25
12 COMIC COURT NEW GISBORNE VIC 3438	\$915,000	19-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 24 March 2026



**1A BROOKES CRESCENT
 MACEDON VIC 3440**

 3  1  2

Sold Price **\$900,000** Sold Date **17-Jan-25**

Distance **0.88km**



**16 HOVEA GROVE NEW GISBORNE
 VIC 3438**

 4  2  3

Sold Price **\$915,000** Sold Date **16-May-25**

Distance **4.44km**



**12 COMIC COURT NEW GISBORNE
 VIC 3438**

 4  2  4

Sold Price Sold Date **19-Jul-25**

Distance **4.94km**

RS = Recent sale UN = Undisclosed Sale

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