

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

80 Harborne Street, Macleod Vic 3085

Indicative selling price

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

Range between \$850,000 & \$935,000

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	9 Moodie St GREENSBOROUGH 3088	\$870,000	05/08/2026
2	5 Patricia Ct YALLAMBIE 3085	\$867,000	10/06/2026
3	123 Martins La VIEWBANK 3084	\$935,000	21/05/2026

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:

02/09/2026 13:41



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

June quarter 2026: \$1,160,000

Comparable Properties



9 Moodie St GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 2

Price: \$870,000

Method: Private Sale

Date: 05/08/2026

Rooms: 5

Property Type: House (Res)

Land Size: 640 sqm approx



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



123 Martins La VIEWBANK 3084 (REI/VG)

Agent Comments

3 1 1

Price: \$935,000

Method: Private Sale

Date: 21/05/2026

Property Type: House

Land Size: 586 sqm approx

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