

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

92 Somers Avenue, Macleod Vic 3085

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

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	16 Jacka St MACLEOD 3085	\$1,195,000	11/07/2026
2	5 Regina St ROSANNA 3084	\$1,180,000	01/04/2026
3	33 May St MACLEOD 3085	\$1,260,000	28/03/2026

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:

26/08/2026 14:52



Property Type: House

Land Size: 894 sqm approx

Agent Comments

Comparable Properties



16 Jacka St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,195,000

Method: Auction Sale

Date: 11/07/2026

Rooms: 4

Property Type: House (Res)

Land Size: 980 sqm approx



5 Regina St ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 01/04/2026

Property Type: House

Land Size: 665 sqm approx



33 May St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 674 sqm approx