

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

7 Hideaway Turn, Macleod Vic 3085

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,160,000

Property Type House

Suburb Macleod

Period - From 23/07/2024

to

22/07/2025

Source Property Data

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	102 Springthorpe Blvd MACLEOD 3085	\$1,649,000	10/07/2025
2	22 Forestwood Dr MACLEOD 3085	\$1,674,000	14/06/2025
3	103 Springthorpe Blvd MACLEOD 3085	\$1,660,000	03/06/2025

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:

23/07/2025 10:03



 4
  2
  2

Property Type: House (Res)

Land Size: 551 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

23/07/2024 - 22/07/2025: \$1,160,000

Comparable Properties



102 Springthorpe Blvd MACLEOD 3085 (REI)

Agent Comments

 4
  2
  2

Price: \$1,649,000

Method: Private Sale

Date: 10/07/2025

Property Type: House

Land Size: 504 sqm approx



22 Forestwood Dr MACLEOD 3085 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,674,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 556 sqm approx



103 Springthorpe Blvd MACLEOD 3085 (REI)

Agent Comments

 5
  2
  2

Price: \$1,660,000

Method: Sold Before Auction

Date: 03/06/2025

Property Type: House (Res)

Land Size: 542 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133