

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

28 MABEL CRESCENT MOUNT MACEDON VIC 3441

Indicative selling price

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

Single Price

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Mount Macedon

Period-from

01 Jul 2024

to

30 Jun 2025

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

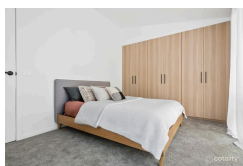
Date of sale

12 BLANCHE PARADE MOUNT MACEDON VIC 3441	\$1,205,000	16-May-24
97 CARRINGTON STREET MACEDON VIC 3440	\$1,100,000	11-Nov-24
15 SCOTT STREET MACEDON VIC 3440	\$1,165,000	05-Sep-24

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: 29 July 2025



**12 BLANCHE PARADE MOUNT
MACEDON VIC 3441**

 3  2  3

Sold Price **\$1,205,000** Sold Date **16-May-24**

Distance **0.26km**



**97 CARRINGTON STREET
MACEDON VIC 3440**

 4  2  2

Sold Price **\$1,100,000** Sold Date **11-Nov-24**

Distance **2.34km**



**15 SCOTT STREET MACEDON VIC
3440**

 4  2  2

Sold Price **\$1,165,000** Sold Date **05-Sep-24**

Distance **2.95km**

RS = Recent sale

UN = Undisclosed Sale

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