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	19 Springthorpe Boulevard, Macleod Vic 3085
Including suburb and	
postcode	

Indicative selling price

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

Range between \$895,000	&	\$975,000
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Median sale price

Median price	\$1,066,000	Pro	perty Type	House		Suburb	Macleod
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	30 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$1,000,000	31/03/2025
2	6 Winterhill Lnk BUNDOORA 3083	\$970,000	06/03/2025
3	9 Gresswell Rd MACLEOD 3085	\$1,025,000	04/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/06/2025 09:40













Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$895,000 - \$975,000 Median House Price March quarter 2025: \$1,066,000

Comparable Properties



30 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments

Price: \$1,000,000 **Method:** Private Sale **Date:** 31/03/2025

Rooms: 5

Property Type: House (Res) **Land Size:** 287 sqm approx



6 Winterhill Lnk BUNDOORA 3083 (REI/VG)

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Price: \$970,000 **Method:** Auction Sale **Date:** 06/03/2025

Property Type: House (Res) **Land Size:** 255 sqm approx

Agent Comments



9 Gresswell Rd MACLEOD 3085 (REI/VG)

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Price: \$1,025,000 Method: Private Sale Date: 04/03/2025 Property Type: House



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Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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