

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

19 Springthorpe Boulevard, Macleod Vic 3085

Indicative selling price

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

Range between \$895,000 & \$975,000

Median sale price

Median price \$1,066,000 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/06/2025 09:40



3 2 2

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

3 3 2

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)

Agent Comments

3 3 1

Price: \$970,000

Method: Auction Sale

Date: 06/03/2025

Property Type: House (Res)

Land Size: 255 sqm approx



9 Gresswell Rd MACLEOD 3085 (REI/VG)

Agent Comments

3 2 2

Price: \$1,025,000

Method: Private Sale

Date: 04/03/2025

Property Type: House

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