

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

48/116 Main Drive, Macleod Vic 3085

Indicative selling price

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

Range between \$105,000

&

\$115,500

Median sale price

Median price \$668,500

Property Type Unit

Suburb Macleod

Period - From 18/06/2024

to

17/06/2025

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	23/116 Main Dr MACLEOD 3085	\$118,118	02/04/2025
2	94/116 Main Dr MACLEOD 3085	\$105,000	05/02/2025
3	94C/116-130 Main Dr MACLEOD 3085	\$105,000	05/02/2025

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:

18/06/2025 12:45

48/116 Main Drive, Macleod Vic 3085

COLLINGS

Spiros Vamvalis

0420 747 919

spiros@collings.com.au



1 1 0

Rooms: 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$105,000 - \$115,500

Median Unit Price

18/06/2024 - 17/06/2025: \$668,500

Comparable Properties



23/116 Main Dr MACLEOD 3085 (VG)

Agent Comments

1 - -

Price: \$118,118

Method: Sale

Date: 02/04/2025

Property Type: Strata Flat - Single OYO Flat

94/116 Main Dr MACLEOD 3085 (VG)

Agent Comments

1 - -

Price: \$105,000

Method: Sale

Date: 05/02/2025

Property Type: Strata Flat - Single OYO Flat



94C/116-130 Main Dr MACLEOD 3085 (REI)

Agent Comments

1 1 -

Price: \$105,000

Method: Private Sale

Date: 05/02/2025

Property Type: Apartment

Account - Collings Real Estate | P: 03 9486 2000



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