

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

7/37 Torbay Street, Macleod Vic 3085

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$730,000

Property Type Unit

Suburb Macleod

Period - From 01/04/2025

to 30/06/2025

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	2/27 Yallambie Rd MACLEOD 3085	\$675,000	05/04/2025
2	2/69 Mcnamara St MACLEOD 3085	\$698,100	01/03/2025
3			

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:

22/07/2025 12:10

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Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

June quarter 2025: \$730,000



3 1 2

Property Type: Unit

Land Size: 212 sqm approx

Agent Comments

Comparable Properties



2/27 Yallambie Rd MACLEOD 3085 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Unit

Land Size: 264 sqm approx



2/69 Mcnamara St MACLEOD 3085 (REI/VG)

Agent Comments

2 1 1

Price: \$698,100

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

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.

Account - Jellis Craig | P: 03 94321444