

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

10 Oban Way, Macleod Vic 3085

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,101,000 Property Type House Suburb Macleod

Period - From 01/10/2025 to 31/12/2025 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	2/145 Yallambie Rd MACLEOD 3085	\$870,000	21/02/2026
2	60 Braid Hill Rd MACLEOD 3085	\$905,000	23/12/2025
3	2 Ferguson St MACLEOD 3085	\$873,000	06/12/2025

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:

17/03/2026 12:18



Property Type:
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
December quarter 2025: \$1,101,000

Comparable Properties



2/145 Yallambie Rd MACLEOD 3085 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 21/02/2026
Rooms: 5
Property Type: House (Res)
Land Size: 786 sqm approx



60 Braid Hill Rd MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 23/12/2025
Property Type: House
Land Size: 375 sqm approx



2 Ferguson St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$873,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 244 sqm approx

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