

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 90 Somers Avenue, Macleod Vic 3085

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	6 Eden Av WATSONIA 3087	\$1,100,000	13/02/2026
2	38 Macleod Pde MACLEOD 3085	\$1,010,000	06/12/2025
3	59 Dunvegan Cr MACLEOD 3085	\$1,055,000	27/10/2025

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.~~

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Matt Dougan

03 9431 1222

0416 065 115

mattdougan@jellisrcraig.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2025: \$1,101,000



3 2 2

Property Type: House

Land Size: 869 sqm approx

Agent Comments

Comparable Properties

6 Eden Av WATSONIA 3087 (VG)

Agent Comments

4 - -

Price: \$1,100,000

Method: Sale

Date: 13/02/2026

Property Type: House (Res)

Land Size: 711 sqm approx



38 Macleod Pde MACLEOD 3085 (REI/VG)

Agent Comments

3 2 2

Price: \$1,010,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 610 sqm approx



59 Dunvegan Cr MACLEOD 3085 (REI/VG)

Agent Comments

4 2 2

Price: \$1,055,000

Method: Sold Before Auction

Date: 27/10/2025

Property Type: House (Res)

Land Size: 675 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192