

# 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

143 Ernest Jones Drive, Macleod Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,350,000

&

\$1,450,000

### 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	22 Sanctuary Dr BUNDOORA 3083	\$1,400,500	25/10/2025
2	48 Crestwood Av MACLEOD 3085	\$1,570,000	25/09/2025
3	13 Barrimal Way BUNDOORA 3083	\$1,315,000	20/09/2025

**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:

23/02/2026 15:23



 3
  2
  2

**Property Type:** House  
**Land Size:** 447 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,350,000 - \$1,450,000  
**Median House Price**  
 December quarter 2025: \$1,101,000

## Comparable Properties



22 Sanctuary Dr BUNDOORA 3083 (REI/VG)

Agent Comments

 4
  2
  2

**Price:** \$1,400,500  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 510 sqm approx



48 Crestwood Av MACLEOD 3085 (REI/VG)

Agent Comments

 4
  2
  2

**Price:** \$1,570,000  
**Method:** Private Sale  
**Date:** 25/09/2025  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx



13 Barrimal Way BUNDOORA 3083 (REI/VG)

Agent Comments

 4
  2
  2

**Price:** \$1,315,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 526 sqm approx

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