

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

1/294 Waiora Road, Macleod Vic 3085

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,095,500 Property Type House Suburb Macleod

Period - From 01/01/2025 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	1/8 Dunvegan Cr MACLEOD 3085	\$1,101,000	02/12/2025
2	17 Braid Hill Rd MACLEOD 3085	\$1,040,000	19/11/2025
3	2/3 Richards Av WATSONIA 3087	\$1,090,000	08/11/2025

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:

04/03/2026 12:39



Property Type: House

Land Size: 323 sqm approx

Agent Comments

Comparable Properties



1/8 Dunvegan Cr MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,101,000

Method: Sold Before Auction

Date: 02/12/2025

Property Type: House (Res)

Land Size: 256 sqm approx



17 Braid Hill Rd MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,040,000

Method: Sold Before Auction

Date: 19/11/2025

Property Type: House (Res)

Land Size: 278 sqm approx

2/3 Richards Av WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$1,090,000

Method: Sold Before Auction

Date: 08/11/2025

Property Type: Townhouse (Res)

Land Size: 220 sqm approx