

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

10/116 MAIN DRIVE MACLEOD VIC 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$110,000

&

\$120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,000

Property type

Unit

Suburb

Macleod

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

23/116 MAIN DRIVE MACLEOD VIC 3085	\$118,118	02-Apr-25
59/116 MAIN DRIVE MACLEOD VIC 3085	\$100,000	03-Apr-25

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 6 months.

This Statement of Information was prepared on: 28 August 2025

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**23/116 MAIN DRIVE MACLEOD VIC
3085**

Sold Price

\$118,118

Sold Date

02-Apr-25



-



1



1

Distance

0km



**59/116 MAIN DRIVE MACLEOD VIC
3085**

Sold Price

\$100,000

Sold Date

03-Apr-25



1



1



-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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