

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

8-10 DOWLE STREET 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,500

Property type

House

Suburb

Macleod

Period-from

01 Jul 2025

to

30 Jun 2026

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

9 MAY STREET MACLEOD VIC 3085	\$1,160,000	01-Apr-26
33 MAY STREET MACLEOD VIC 3085	\$1,260,000	28-Mar-26
39 FRENHAM ROAD WATSONIA VIC 3087	\$1,125,000	06-Nov-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: 15 July 2026

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9 MAY STREET MACLEOD VIC 3085

 4  1  1

Sold Price

\$1,160,000

Sold Date

01-Apr-26

Distance

0.38km



33 MAY STREET MACLEOD VIC 3085

 2  1  1

Sold Price

\$1,260,000

Sold Date

28-Mar-26

Distance

0.38km



39 FRENSHAM ROAD WATSONIA VIC 3087

 3  3  2

Sold Price

\$1,125,000

Sold Date

06-Nov-25

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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