

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

25 Dwyer Street, Macleod Vic 3085

Indicative selling price

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

Range between

\$2,750,000

&

\$3,025,000

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	7 Macleod Pde MACLEOD 3085	\$2,600,000	24/01/2026
2			
3			

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:

30/03/2026 09:27



 4  3  3

Agent Comments

Property Type: House
Land Size: 1015 sqm approx

Indicative Selling Price
\$2,750,000 - \$3,025,000
Median House Price
December quarter 2025: \$1,101,000

Comparable Properties



7 Macleod Pde MACLEOD 3085 (REI)

Agent Comments

 4  2  2

Price: \$2,600,000
Method: Private Sale
Date: 24/01/2026
Property Type: House

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.

Account - Barry Plant | P: 03 9842 8888



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