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	2/11 Woodlands Rise, Macleod Vic 3085

Indicative selling price

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

Single price $597,500

Median sale price

Median price $768,750 Property Type Unit Suburb Macleod

Period - From 01/01/2025 to 31/03/2025 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	5/69 Alexandra St GREENSBOROUGH 3088	$621,000	30/04/2025
2	7/6-8 Alexandra St GREENSBOROUGH 3088	$570,500	09/04/2025
3	3/105 Torbay St MACLEOD 3085	$625,200	12/02/2025

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: 23/06/2025 11:09

2/11 Woodlands Rise, Macleod Vic 3085



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$597,500
Median Unit Price
March quarter 2025: $768,750

Comparable Properties



5/69 Alexandra St GREENSBOROUGH 3088 (REI)

2 1 3

Price: $621,000
Method: Private Sale
Date: 30/04/2025
Property Type: Unit
Land Size: 216 sqm approx

Agent Comments

7/6-8 Alexandra St GREENSBOROUGH 3088 (REI)

2 1 2

Price: $570,500
Method: Private Sale
Date: 09/04/2025
Rooms: 4
Property Type: Unit
Land Size: 137 sqm approx

Agent Comments



3/105 Torbay St MACLEOD 3085 (REI/VG)

2 1 2

Price: $625,200
Method: Private Sale
Date: 12/02/2025
Property Type: Unit

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

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