

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 DUNN STREET MACEDON VIC 3440

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

\$1,695,000

&

\$1,864,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$995,000

Property type

Other

Suburb

Macedon

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

6 DUNN STREET MACEDON VIC 3440	\$1,400,000	19-Apr-24
80 KEMP ROAD NEW GISBORNE VIC 3438	\$1,525,000	14-Feb-25
144 BLACKWOOD ROAD MACEDON VIC 3440	-	01-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 September 2025


6 DUNN STREET MACEDON VIC 3440
 6  3  2

Sold Price

\$1,400,000

Sold Date

19-Apr-24

Distance

0.29km

80 KEMP ROAD NEW GISBORNE VIC 3438
 4  2  4

Sold Price

\$1,525,000

Sold Date

14-Feb-25

Distance

1.7km

144 BLACKWOOD ROAD MACEDON VIC 3440
 4  2  8

Sold Price

^{RS} - ^{UN}

Sold Date

01-Jul-25

Distance

3.17km
RS = Recent sale

UN = Undisclosed Sale

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