

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

17 CANTERBURY ROAD 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

\$1,800,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Macedon

Period-from

01 Nov 2024

to

31 Oct 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

51 MCBEAN AVENUE MACEDON VIC 3440

\$1,600,000

08-Jul-24

12-16 LANSLOWNE STREET MACEDON VIC 3440

\$1,500,000

26-Mar-24

19 CHRISTIAN STREET MOUNT MACEDON VIC 3441

\$1,800,000

12-Apr-24

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: 10 November 2025


**51 MCBEAN AVENUE MACEDON
VIC 3440**
 4  2  6

Sold Price

\$1,600,000

Sold Date

08-Jul-24

Distance

0.16km

**12-16 LANSLOWNE STREET
MACEDON VIC 3440**
 4  2  2

Sold Price

\$1,500,000

Sold Date

26-Mar-24

Distance

0.41km

**19 CHRISTIAN STREET MOUNT
MACEDON VIC 3441**
 3  -  2

Sold Price

\$1,800,000

Sold Date

12-Apr-24

Distance

3.78km
RS = Recent sale

UN = Undisclosed Sale

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