

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

13 KINLOCK 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,500

Property type

Other

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

1/40 WATTLE DRIVE WATSONIA VIC 3087	\$985,000	18-Jul-26
1 EVAN SMITH CLOSE MACLEOD VIC 3085	\$1,420,000	15-May-26
143 ERNEST JONES DRIVE MACLEOD VIC 3085	\$1,015,000	13-Apr-26

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: 29 July 2026



**1/40 WATTLE DRIVE WATSONIA
VIC 3087**

 4  2  2

Sold Price

^{RS}

\$985,000

Sold Date

18-Jul-26

Distance

0.88km



**1 EVAN SMITH CLOSE MACLEOD
VIC 3085**

 3  2  2

Sold Price

^{RS}

\$1,420,000

Sold Date

15-May-26

Distance

0.91km



**143 ERNEST JONES DRIVE
MACLEOD VIC 3085**

 3  2  2

Sold Price

\$1,015,000

Sold Date

13-Apr-26

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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