

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

2b Elm Grove, Mckinnon Vic 3204

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$815,000 Property Type Unit Suburb Mckinnon

Period - From 17/02/2024 to 16/02/2025 Source Property Data

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	2/19 Lillimur Rd ORMOND 3204	\$750,000	02/02/2025
2	105/15 Hamilton St BENTLEIGH 3204	\$735,500	18/12/2024
3	1/5 Elm Gr MCKINNON 3204	\$750,000	21/09/2024

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:

17/02/2025 09:46



2
 1
 1

Rooms: 1
Property Type: Townhouse

Indicative Selling Price
 \$700,000 - \$770,000
Median Unit Price
 17/02/2024 - 16/02/2025: \$815,000

Comparable Properties



2/19 Lillimur Rd ORMOND 3204 (REI)

Agent Comments

2
 2
 1

Price: \$750,000
Method: Private Sale
Date: 02/02/2025
Property Type: Unit



105/15 Hamilton St BENTLEIGH 3204 (REI)

Agent Comments

2
 2
 1

Price: \$735,500
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment



1/5 Elm Gr MCKINNON 3204 (REI/VG)

Agent Comments

2
 1
 2

Price: \$750,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200