#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

19 Elm Grove, Mckinnon Vic 3204
, and the second

#### Indicative selling price

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

Single price \$1,950,000

#### Median sale price

Median price	\$1,851,000	Pro	perty Type	House		Suburb	Mckinnon
Period - From	08/10/2024	to	07/10/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	30 Lysbeth St MCKINNON 3204	\$1,945,000	06/09/2025
2	34 Lindsay St BENTLEIGH 3204	\$1,900,000	28/08/2025
3	4 Elm Gr MCKINNON 3204	\$2,093,700	26/07/2025

#### 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:	08/10/2025 10:19



Date of sale

# **JellisCraig**

Trent Collie 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

**Indicative Selling Price** \$1,950,000 **Median House Price** 08/10/2024 - 07/10/2025: \$1,851,000







## Comparable Properties



30 Lysbeth St MCKINNON 3204 (REI)

Price: \$1,945,000 Method: Auction Sale Date: 06/09/2025

Property Type: House (Res) Land Size: 563 sqm approx

**Agent Comments** 



34 Lindsay St BENTLEIGH 3204 (REI)



Agent Comments

Price: \$1,900,000 Method: Private Sale Date: 28/08/2025 Property Type: House



4 Elm Gr MCKINNON 3204 (REI)





**Agent Comments** 

Price: \$2,093,700 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res) Land Size: 665 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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