

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

2/4 Wattle Grove, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$870,000

Property Type

Unit

Suburb

Mckinnon

Period - From

05/09/2024

to

04/09/2025

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	1/13 Melton Av CARNEGIE 3163	\$900,000	30/08/2025
2	1 Lyons St CARNEGIE 3163	\$838,000	24/07/2025
3	4/20a Riddle St BENTLEIGH 3204	\$800,000	28/06/2025

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:

05/09/2025 15:40

Nick Renna

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Indicative Selling Price

\$850,000

Median Unit Price

05/09/2024 - 04/09/2025: \$870,000



2
 1
 2

Property Type: Unit

Agent Comments

Comparable Properties

**1/13 Melton Av CARNEGIE 3163 (REI)**

Agent Comments

2
 1
 1

Price: \$900,000**Method:** Auction Sale**Date:** 30/08/2025**Property Type:** Villa**1 Lyons St CARNEGIE 3163 (VG)**

Agent Comments

2
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Price: \$838,000**Method:** Sale**Date:** 24/07/2025**Property Type:** Flat/Unit/Apartment (Res)**4/20a Riddle St BENTLEIGH 3204 (REI/VG)**

Agent Comments

2
 1
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Price: \$800,000**Method:** Auction Sale**Date:** 28/06/2025**Property Type:** Unit

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