

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

35a Lindsay Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,296,750

Property Type Townhouse

Suburb Mckinnon

Period - From 29/09/2024

to

28/09/2025

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	8a Milton St BENTLEIGH 3204	\$1,369,000	06/09/2025
2	1/15 Charlton St BENTLEIGH 3204	\$1,360,000	27/08/2025
3	2/247 Grange Rd ORMOND 3204	\$1,317,500	09/06/2025

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:

29/09/2025 15:43



 3  2  3

Property Type: Townhouse

Agent Comments

Comparable Properties



8a Milton St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,369,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 421 sqm approx



1/15 Charlton St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

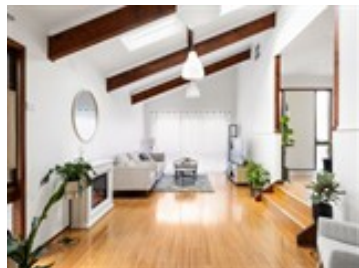
Price: \$1,360,000

Method: Sold Before Auction

Date: 27/08/2025

Property Type: Townhouse (Res)

Land Size: 301 sqm approx



2/247 Grange Rd ORMOND 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,317,500

Method: Private Sale

Date: 09/06/2025

Property Type: Unit

Land Size: 427 sqm approx