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	36 Lees Street, Mckinnon Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,805,000	Pro	perty Type	House		Suburb	Mckinnon
Period - From	25/06/2024	to	24/06/2025		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 1 232 Grange Rd CARNEGIE 3163 \$1,300,000 24/05/2025

2	359 Koornang Rd ORMOND 3204	\$1,340,000	17/05/2025
3	124 Wheatley Rd MCKINNON 3204	\$1,345,000	04/04/2025

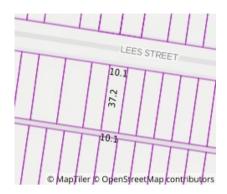
OR

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:	25/06/2025 13:23













Property Type: House (Previously

Occupied - Detached)
Land Size: 374 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price

25/06/2024 - 24/06/2025: \$1,805,000

Comparable Properties



232 Grange Rd CARNEGIE 3163 (REI)

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Price: \$1,300,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House

Land Size: 716 sqm approx

Agent Comments



359 Koornang Rd ORMOND 3204 (REI)

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Agent Comments

Price: \$1,340,000 **Method:** Auction Sale **Date:** 17/05/2025

Property Type: House (Res) Land Size: 425 sqm approx

124 Wheatley Rd MCKINNON 3204 (REI/VG)



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Agent Comments



Price: \$1,345,000 Method: Private Sale Date: 04/04/2025 Property Type: House Land Size: 305 sgm approx

Account - Barry Plant | P: 03 9586 0500





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