

# 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

36 Lees Street, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,805,000

Property 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)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House  
**Land Size:** 716 sqm approx



**359 Koornang Rd ORMOND 3204 (REI)**

**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)**

**Agent Comments**



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

**Account - Barry Plant | P: 03 9586 0500**