

# 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 Rose 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 \$3,100,000

&

\$3,400,000

### Median sale price

Median price \$1,900,000

Property Type House

Suburb Mckinnon

Period - From 01/04/2025

to

30/06/2025

Source REIV

### 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 | 33 Phillip St BENTLEIGH 3204        | \$3,350,000 | 19/04/2025   |
| 2 | 344a Bambra Rd CAULFIELD SOUTH 3162 | \$3,275,000 | 19/03/2025   |
| 3 | 2 Creswick Gr MCKINNON 3204         | \$3,160,000 | 15/02/2025   |

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:

30/07/2025 10:21

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5 3 3

Property Type: House

Agent Comments

Indicative Selling Price

\$3,100,000 - \$3,400,000

Median House Price

June quarter 2025: \$1,900,000

## Comparable Properties



33 Phillip St BENTLEIGH 3204 (REI)

Agent Comments

5 3 3

Price: \$3,350,000

Method: Private Sale

Date: 19/04/2025

Property Type: House

Land Size: 601 sqm approx



344a Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$3,275,000

Method: Auction Sale

Date: 19/03/2025

Property Type: House (Res)

Land Size: 608 sqm approx



2 Creswick Gr MCKINNON 3204 (REI/VG)

Agent Comments

5 3 2

Price: \$3,160,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 568 sqm approx

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