

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

4 GEORGIANA PLACE MCCRAE VIC 3938

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,390,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Mccrae

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

3 ROSE COURT MCCRAE VIC 3938	\$1,620,000	08-Feb-25
30 COBURN AVENUE MCCRAE VIC 3938	\$1,375,000	20-Jun-25
1 HIGHFIELD ROAD MCCRAE VIC 3938	\$1,630,000	10-May-25

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 6 months.~~

This Statement of Information was prepared on: 17 July 2025



GRANGER
Steve Granger

M 0488 333 117

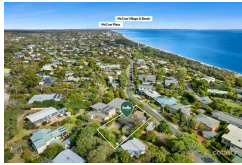
E steve.granger@granger.com.au



3 ROSE COURT MCCRAE VIC 3938 Sold Price **\$1,620,000** Sold Date **08-Feb-25**

4 2 4

Distance **0.61km**



30 COBURN AVENUE MCCRAE VIC 3938 Sold Price ^{RS} **\$1,375,000** Sold Date **20-Jun-25**

3 2 2

Distance **0.74km**



1 HIGHFIELD ROAD MCCRAE VIC 3938 Sold Price ^{RS} **\$1,630,000** Sold Date **10-May-25**

4 3 2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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