

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

19 Elm Grove, Mckinnon Vic 3204

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

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	12 Bruce St BENTLEIGH 3204	\$2,100,000	14/06/2025
2	16 Field St BENTLEIGH 3204	\$1,771,000	31/05/2025
3	5 Lydia St BENTLEIGH 3204	\$1,845,000	24/03/2025

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 17:02

Trent Collie
9593 4500
0425 740 484
trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

June quarter 2025: \$1,900,000



3 1 1

Property Type: House

Comparable Properties



12 Bruce St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$2,100,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 696 sqm approx



16 Field St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,771,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)



5 Lydia St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 2

Price: \$1,845,000

Method: Private Sale

Date: 24/03/2025

Property Type: House

Land Size: 701 sqm approx

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