

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

6/10 ELM GROVE MCKINNON VIC 3204

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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Unit

Suburb

Mckinnon

Period-from

01 May 2024

to

30 Apr 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

306/270B MCKINNON ROAD MCKINNON VIC 3204

\$560,000

14-Feb-25

1/12 VICKERY STREET BENTLEIGH VIC 3204

\$555,000

24-Jan-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: 20 May 2025



**306/270B MCKINNON ROAD
MCKINNON VIC 3204**

2 1 1

Sold Price

\$560,000

Sold Date

14-Feb-25

Distance

0.6km



**1/12 VICKERY STREET BENTLEIGH
VIC 3204**

2 1 1

Sold Price

\$555,000

Sold Date

24-Jan-25

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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