

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

4/2 WATTLE 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Mckinnon

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

259B BOORAN ROAD CAULFIELD SOUTH VIC 3162	\$1,510,000	23-Feb-25
1/19 VINE COURT BENTLEIGH EAST VIC 3165	\$1,501,000	22-Feb-25
5 ANDERSON AVENUE BENTLEIGH EAST VIC 3165	\$1,450,000	28-Jun-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: 14 July 2025

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259B BOORAN ROAD CAULFIELD SOUTH VIC 3162

Sold Price

\$1,510,000

Sold Date

23-Feb-25



4



3



1

Distance

0.89km



1/19 VINE COURT BENTLEIGH EAST VIC 3165

Sold Price

\$1,501,000

Sold Date

22-Feb-25



3



2



2

Distance

1.92km



5 ANDERSON AVENUE BENTLEIGH EAST VIC 3165

Sold Price

^{RS} **\$1,450,000** ^{UN}

Sold Date

28-Jun-25



3



2



1

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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