Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,860,000

Property offered for sale

4 Elm Grove, Mckinnon Vic 3204

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,850,000	&	\$1,950,000
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Median sale price

Median price	\$1,900,000	Pro	perty 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)

4 Gladwyn Av BENTLEIGH EAST 3165

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 28 Wicklow St ORMOND 3204	\$1,905,000	26/06/2025
2 33 Station Av MCKINNON 3204	\$1,995,000	07/04/2025

OR

3

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:	18/07/2025 16:22



28/03/2025







Property Type: House Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price \$1,850,000 - \$1,950,000 **Median House Price** June quarter 2025: \$1,900,000

Comparable Properties



28 Wicklow St ORMOND 3204 (REI)

Price: \$1,905,000

Method: Sold Before Auction

Date: 26/06/2025

Property Type: House (Res) Land Size: 663 sqm approx Agent Comments



33 Station Av MCKINNON 3204 (REI)

Price: \$1.995.000



Agent Comments

Method: Private Sale Date: 07/04/2025 Property Type: House Land Size: 648 sqm approx



4 Gladwyn Av BENTLEIGH EAST 3165 (REI/VG)





Agent Comments

Price: \$1,860,000

Method: Sold Before Auction

Date: 28/03/2025

Property Type: House (Res) Land Size: 585 sqm approx

Account - Fletchers | P: 03 9571 7777





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