

# 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 Elm Grove, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000

&

\$1,950,000

### 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	28 Wicklow St ORMOND 3204	\$1,905,000	26/06/2025
2	33 Station Av MCKINNON 3204	\$1,995,000	07/04/2025
3	4 Gladwyn Av BENTLEIGH EAST 3165	\$1,860,000	28/03/2025

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:

18/07/2025 16:22



 4  2  2

**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)**

**Agent Comments**

 4  2  2

**Price:** \$1,905,000  
**Method:** Sold Before Auction  
**Date:** 26/06/2025  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx



**33 Station Av MCKINNON 3204 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,995,000  
**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**

 4  2  4

**Price:** \$1,860,000  
**Method:** Sold Before Auction  
**Date:** 28/03/2025  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx