

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

36 Rose Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$3,100,000 & \$3,400,000

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	33 Phillip St BENTLEIGH 3204	\$3,350,000	19/04/2025
2	344a Bambra Rd CAULFIELD SOUTH 3162	\$3,275,000	19/03/2025
3	2 Creswick Gr MCKINNON 3204	\$3,160,000	15/02/2025

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 10:21

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5 3 3

Property Type: House

Agent Comments

Indicative Selling Price

\$3,100,000 - \$3,400,000

Median House Price

June quarter 2025: \$1,900,000

Comparable Properties



33 Phillip St BENTLEIGH 3204 (REI)

Agent Comments

5 3 3

Price: \$3,350,000

Method: Private Sale

Date: 19/04/2025

Property Type: House

Land Size: 601 sqm approx



344a Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$3,275,000

Method: Auction Sale

Date: 19/03/2025

Property Type: House (Res)

Land Size: 608 sqm approx



2 Creswick Gr MCKINNON 3204 (REI/VG)

Agent Comments

5 3 2

Price: \$3,160,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 568 sqm approx

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