

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

2/4 Wattle Grove, Mckinnon Vic 3204

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$1,307,500

Property Type Unit

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	3/2 Garden Av GLEN HUNTLY 3163	\$745,100	05/07/2025
2	2/2 Garden Av GLEN HUNTLY 3163	\$737,000	26/04/2025
3	5/11 Wattle Av GLEN HUNTLY 3163	\$738,000	12/04/2025

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:

12/08/2025 10:54

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Property Type: Villa Unit

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

June quarter 2025: \$1,307,500

Comparable Properties

3/2 Garden Av GLEN HUNTLY 3163 (REI)

Agent Comments

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Price: \$745,100

Method: Auction Sale

Date: 05/07/2025

Property Type: Unit



2/2 Garden Av GLEN HUNTLY 3163 (REI)

Agent Comments

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Price: \$737,000

Method: Auction Sale

Date: 26/04/2025

Property Type: Villa



5/11 Wattle Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

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Price: \$738,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Villa

Land Size: 1986 sqm approx

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