

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

19 Elm Grove, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$1,950,000

Median sale price

Median price

\$1,851,000

Property Type

House

Suburb

Mckinnon

Period - From

08/10/2024

to

07/10/2025

Source

Property Data

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	30 Lysbeth St MCKINNON 3204	\$1,945,000	06/09/2025
2	34 Lindsay St BENTLEIGH 3204	\$1,900,000	28/08/2025
3	4 Elm Gr MCKINNON 3204	\$2,093,700	26/07/2025

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:

08/10/2025 10:19



 3
  1
  1

Property Type: House

Comparable Properties



30 Lysbeth St MCKINNON 3204 (REI)

Agent Comments

 3
  1
  2

Price: \$1,945,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 563 sqm approx



34 Lindsay St BENTLEIGH 3204 (REI)

Agent Comments

 3
  1
  2

Price: \$1,900,000

Method: Private Sale

Date: 28/08/2025

Property Type: House



4 Elm Gr MCKINNON 3204 (REI)

Agent Comments

 4
  2
  2

Price: \$2,093,700

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 665 sqm approx