

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

2/13 ELM GROVE MCKINNON VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Unit

Suburb

Mckinnon

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

2/9 ORMOND ROAD ORMOND VIC 3204	\$646,000	04-Mar-26
4/32 NEWHAM GROVE ORMOND VIC 3204	\$640,750	13-Feb-26
3/61 LEES STREET MCKINNON VIC 3204	\$640,000	26-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 07 April 2026



2/9 ORMOND ROAD ORMOND VIC 3204

Sold Price

^{RS} **\$646,000** Sold Date **04-Mar-26**

2 1 -

Distance **1.01km**



4/32 NEWHAM GROVE ORMOND VIC 3204

Sold Price

\$640,750 Sold Date **13-Feb-26**

2 1 1

Distance **0.96km**



3/61 LEES STREET MCKINNON VIC 3204

Sold Price

^{RS} **\$640,000** ^{UN} Sold Date **26-Feb-26**

2 1 1

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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