

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

31-33 Lees Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,550,000

&

\$2,750,000

Median sale price

Median price \$1,900,000

Property Type House

Suburb Mckinnon

Period - From 01/04/2025

to

31/03/2026

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	19 The Highway BENTLEIGH 3204	\$2,610,000	06/06/2026
2	32 Osborne Av MCKINNON 3204	\$2,520,000	25/03/2026
3	8 Oak St BENTLEIGH 3204	\$2,470,000	24/03/2026

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:

22/06/2026 09:36



Property Type: House (Previously Occupied - Detached)
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
\$2,550,000 - \$2,750,000
Median House Price
Year ending March 2026: \$1,900,000

Comparable Properties



19 The Highway BENTLEIGH 3204 (REI)

Agent Comments



Price: \$2,610,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)



32 Osborne Av MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$2,520,000
Method: Auction Sale
Date: 25/03/2026
Property Type: House
Land Size: 602 sqm approx



8 Oak St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$2,470,000
Method: Sold Before Auction
Date: 24/03/2026
Property Type: House (Res)
Land Size: 824 sqm approx

Account - Buxton | P: 03 9563 9933



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