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	9 Draper Street, Mckinnon Vic 3204

Indicative selling price

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

Range between $1,550,000 & $1,700,000

Median sale price

Median price $1,802,500 Property Type House Suburb Mckinnon

Period - From 01/04/2024 to 31/03/2025 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	40 Strathmore St BENTLEIGH 3204	$1,675,500	12/04/2025
2	5 Rochford St BENTLEIGH EAST 3165	$1,645,000	25/02/2025
3			

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: 15/04/2025 09:17

9 Draper Street, Mckinnon Vic 3204

Nelson Alexander



3

Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,700,000
Median House Price
Year ending March 2025: $1,802,500

Comparable Properties



40 Strathmore St BENTLEIGH 3204 (REI)

3 1 2

Price: $1,675,500
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 605 sqm approx

Agent Comments



5 Rochford St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,645,000
Method: Private Sale
Date: 25/02/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments

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.

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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