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

Single price $850,000

Median sale price

Median price $870,000 Property Type Unit Suburb Mckinnon

Period - From 05/09/2024 to 04/09/2025 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	1/13 Melton Av CARNEGIE 3163	$900,000	30/08/2025
2	1 Lyons St CARNEGIE 3163	$838,000	24/07/2025
3	4/20a Riddle St BENTLEIGH 3204	$800,000	28/06/2025

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: 05/09/2025 15:40

2/4 Wattle Grove, Mckinnon Vic 3204

Nick Renna
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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000
Median Unit Price
05/09/2024 - 04/09/2025: $870,000

Comparable Properties



1/13 Melton Av CARNEGIE 3163 (REI)

2 1 1

Price: $900,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Villa

Agent Comments



1 Lyons St CARNEGIE 3163 (VG)

2 - -

Price: $838,000
Method: Sale
Date: 24/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/20a Riddle St BENTLEIGH 3204 (REI/VG)

2 1 -

Price: $800,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit

Agent Comments

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