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	35a Lindsay Street, Mckinnon Vic 3204

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,296,750 Property Type Townhouse Suburb Mckinnon

Period - From 29/09/2024 to 28/09/2025 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	8a Milton St BENTLEIGH 3204	$1,369,000	06/09/2025
2	1/15 Charlton St BENTLEIGH 3204	$1,360,000	27/08/2025
3	2/247 Grange Rd ORMOND 3204	$1,317,500	09/06/2025

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: 29/09/2025 15:43

35a Lindsay Street, Mckinnon Vic 3204

JellisCraig

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3 2 3

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Townhouse Price
29/09/2024 - 28/09/2025: $1,296,750

Comparable Properties



8a Milton St BENTLEIGH 3204 (REI)

3 1 2

Price: $1,369,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 421 sqm approx

Agent Comments

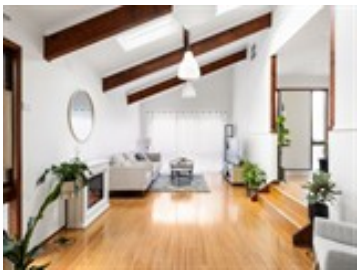


1/15 Charlton St BENTLEIGH 3204 (REI)

3 2 2

Price: $1,360,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

Agent Comments



2/247 Grange Rd ORMOND 3204 (REI)

3 2 2

Price: $1,317,500
Method: Private Sale
Date: 09/06/2025
Property Type: Unit
Land Size: 427 sqm approx

Agent Comments

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