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	36 Lees Street, Mckinnon Vic 3204

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,805,000 Property Type House Suburb Mckinnon

Period - From 25/06/2024 to 24/06/2025 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	232 Grange Rd CARNEGIE 3163	$1,300,000	24/05/2025
2	359 Koornang Rd ORMOND 3204	$1,340,000	17/05/2025
3	124 Wheatley Rd MCKINNON 3204	$1,345,000	04/04/2025

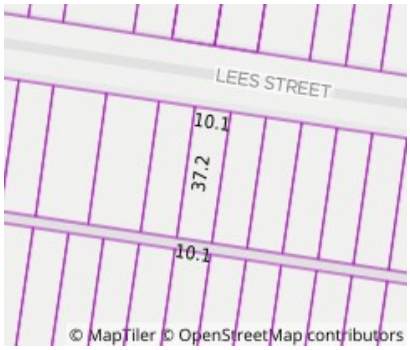
OR

~~**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: 25/06/2025 13:23

36 Lees Street, Mckinnon Vic 3204

BARRYPLANT



Property Type: House (Previously Occupied - Detached)
Land Size: 374 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
25/06/2024 - 24/06/2025: $1,805,000

Comparable Properties



232 Grange Rd CARNEGIE 3163 (REI)

4 | 1 | 2

Price: $1,300,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House
Land Size: 716 sqm approx

Agent Comments



359 Koornang Rd ORMOND 3204 (REI)

4 | 2 | 3

Price: $1,340,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 425 sqm approx

Agent Comments



124 Wheatley Rd MCKINNON 3204 (REI/VG)

3 | 2 | 2

Price: $1,345,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 305 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500

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