

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

19 Elm Grove, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$1,880,000

Median sale price

Median price

\$2,132,500

Property Type

House

Suburb

Mckinnon

Period - From

01/10/2025

to

31/12/2025

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	4 Hall St MCKINNON 3064	\$1,900,000	26/02/2026
2	151 Tucker Rd BENTLEIGH 3204	\$1,920,000	21/02/2026
3	15 Anthony St ORMOND 3204	\$1,950,000	12/02/2026

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:

11/03/2026 10:57

Trent Collie
9593 4500
0425 740 484
trentcollie@jellisrcraig.com.au



3 1 1

Property Type: House

Indicative Selling Price
\$1,880,000
Median House Price
December quarter 2025: \$2,132,500

Comparable Properties



4 Hall St MCKINNON 3064 (REI)

Agent Comments

4 2 3

Price: \$1,900,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)



151 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 3

Price: \$1,920,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 634 sqm approx



15 Anthony St ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,950,000
Method: Sold Before Auction
Date: 12/02/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604