

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 Patterson Grove, Flinders VIC 3929

Indicative selling price

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

Single price

\$2,600,000

Median sale price

Median price

\$2,200,000

Property Type

House

Suburb

Flinders

Period - From

21/07/2025

to

20/01/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
144 Wood St, Flinders Vic	\$2,110,000	19/11/2025
31 King St, Flinders Vic	\$1,970,000	26/10/2025
4 Cove Ct, Flinders Vic	\$2,350,000	22/08/2025

This Statement of Information was prepared on:

21/01/2026