

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

\$2,500,000

Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Flinders

Period - From

17/08/2025

to

16/08/2026

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	28 Gordon St FLINDERS 3929	\$1,875,000	02/05/2026
2	12 Double Creek Rd FLINDERS 3929	\$2,000,000	28/04/2026
3	9 The Avenue FLINDERS 3929	\$2,350,000	25/03/2026

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:

17/08/2026 18:01



3 2 2

Property Type: House
Land Size: 1672 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000
Median House Price
17/08/2025 - 16/08/2026: \$2,350,000

Comparable Properties



28 Gordon St FLINDERS 3929 (REI/VG)

Agent Comments

4 3 2

Price: \$1,875,000
Method: Private Sale
Date: 02/05/2026
Property Type: House
Land Size: 970 sqm approx



12 Double Creek Rd FLINDERS 3929 (REI/VG)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Private Sale
Date: 28/04/2026
Property Type: House (Res)
Land Size: 1832 sqm approx



9 The Avenue FLINDERS 3929 (REI/VG)

Agent Comments

4 2 2

Price: \$2,350,000
Method: Expression of Interest
Date: 25/03/2026
Property Type: House (Res)
Land Size: 860 sqm approx

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171



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