

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

2/191 Mckinnon Road, Mckinnon VIC 3204

Indicative selling price

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

Single price

\$529,500

Median sale price

Median price

\$875,000

Property Type

Unit

Suburb

Mckinnon

Period - From

29/01/2025

to

28/07/2025

Source

core_logic

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 |
|--|-----------|--------------|
| 304/23 Bent Street Bentleigh VIC 3204 | \$520,000 | 03/04/2025 |
| 5/265 Grange Road Ormond VIC 3204 | \$540,000 | 12/06/2025 |
| 306/270B McKinnon Road McKinnon VIC 3204 | \$560,000 | 14/02/2025 |

This Statement of Information was prepared on:

29/07/2025