

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 Exhibition Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$955,000

&

\$1,050,000

Median sale price

Median price \$1,243,333

Property Type Townhouse

Suburb Mckinnon

Period - From 06/08/2024

to

05/08/2025

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	3/55-57 Glen Orme Av ORMOND 3204	\$1,000,000	02/08/2025
2	2/9 Filbert St BENTLEIGH EAST 3165	\$1,020,000	02/04/2025
3	27b Carlton St MCKINNON 3204	\$980,000	22/03/2025

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:

06/08/2025 19:12



 2  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$955,000 - \$1,050,000

Median Townhouse Price

06/08/2024 - 05/08/2025: \$1,243,333

Comparable Properties



3/55-57 Glen Orme Av ORMOND 3204 (REI)

Agent Comments

 2  1  1

Price: \$1,000,000

Method: Auction Sale

Date: 02/08/2025

Property Type: Unit



2/9 Filbert St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,020,000

Method: Sold Before Auction

Date: 02/04/2025

Property Type: Unit



27b Carlton St MCKINNON 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$980,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Villa

Land Size: 238 sqm approx

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