

# 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

215 Mckinnon Road, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,300,000

### Median sale price

Median price

\$1,307,500

Property Type

Townhouse

Suburb

Mckinnon

Period - From

27/06/2024

to

26/06/2025

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	67 Koornang Rd CARNEGIE 3163	\$1,280,000	09/05/2025
2	1101 Glen Huntly Rd GLEN HUNTLY 3163	\$1,238,080	27/02/2025
3	270 Bay St BRIGHTON 3186	\$1,265,000	26/01/2025

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:

27/06/2025 12:37



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Property Type: House  
Land Size: 239 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,300,000  
Median Townhouse Price  
27/06/2024 - 26/06/2025: \$1,307,500

Comparable Properties

67 Koornang Rd CARNEGIE 3163 (VG)

Agent Comments

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Price: \$1,280,000  
Method: Sale  
Date: 09/05/2025  
Property Type: Retail - Mixed Use (Unspecified)  
Land Size: 150 sqm approx

1101 Glen Huntly Rd GLEN HUNTLY 3163 (VG)

Agent Comments

3 - -

Price: \$1,238,080  
Method: Sale  
Date: 27/02/2025  
Property Type: Retail - Mixed Use (Unspecified)  
Land Size: 267 sqm approx

270 Bay St BRIGHTON 3186 (VG)

Agent Comments

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Price: \$1,265,000  
Method: Sale  
Date: 26/01/2025  
Property Type: Retail (Com)  
Land Size: 220 sqm approx