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	

Indicative selling price

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

Single price \$1,300,000

Median sale price

Median price	\$1,307,500	Pro	perty Type	Townho	ouse	Suburb	Mckinnon
Period - From	27/06/2024	to	26/06/2025		Sourc	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

Add	dress 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 comparableproperties 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













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)





Price: \$1,280,000 Method: Sale Date: 09/05/2025

Property Type: Retail - Mixed Use (Unspecified)

Land Size: 150 sqm approx

Agent Comments

1101 Glen Huntly Rd GLEN HUNTLY 3163 (VG)





Agent Comments

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

Price: \$1,265,000 Method: Sale Date: 26/01/2025

Property Type: Retail (Com) Land Size: 220 sqm approx

Account - Buxton | P: 03 9563 9933





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