

# 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

9c St James Avenue, Mckinnon Vic 3204

### Indicative selling price

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

Range between

\$1,750,000

&

\$1,780,000

### Median sale price

Median price

\$1,243,333

Property Type

Townhouse

Suburb

Mckinnon

Period - From

07/08/2024

to

06/08/2025

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	42A Vickery St BENTLEIGH 3204	\$1,850,000	19/05/2025
2	317a Mckinnon Rd BENTLEIGH EAST 3165	\$1,770,000	16/05/2025
3	4a John St BENTLEIGH EAST 3165	\$1,729,000	22/02/2025

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:

07/08/2025 13:59