

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

156b Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between

\$680,000

&

\$740,000

Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Mckinnon

Period - From

10/07/2024

to

09/07/2025

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	3/10a Eddys Gr BENTLEIGH 3204	\$641,000	26/03/2025
2	1/47 Wright St MCKINNON 3204	\$785,000	01/03/2025
3	8/187 Tucker Rd BENTLEIGH 3204	\$675,000	06/02/2025

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:

10/07/2025 08:48



 2  1  1

Rooms: 5
Property Type: Apartment
Land Size: Subdivided sqm
 approx
 Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

10/07/2024 - 09/07/2025: \$830,000

Comparable Properties



3/10a Eddys Gr BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$641,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Unit



1/47 Wright St MCKINNON 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$785,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Unit



8/187 Tucker Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  1  1

Price: \$675,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480