

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

2a Malcolm Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,050,000

&

\$2,150,000

Median sale price

Median price \$1,243,333

Property Type Townhouse

Suburb Mckinnon

Period - From 30/07/2024

to

29/07/2025

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	9a Gardeners Rd BENTLEIGH EAST 3165	\$2,250,000	29/06/2025
2	25B Browns Rd BENTLEIGH EAST 3165	\$2,055,000	14/06/2025
3	38b Windsor Av MCKINNON 3204	\$1,995,000	01/05/2025

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:

30/07/2025 13:00



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 345 sqm approx
Agent Comments

Indicative Selling Price
\$2,050,000 - \$2,150,000
Median Townhouse Price
30/07/2024 - 29/07/2025: \$1,243,333

Comparable Properties



9a Gardeners Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 3

Price: \$2,250,000
Method: Private Sale
Date: 29/06/2025
Property Type: Townhouse (Single)
Land Size: 485 sqm approx



25B Browns Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 4

Price: \$2,055,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)
Land Size: 315 sqm approx



38b Windsor Av MCKINNON 3204 (REI)

Agent Comments

5 3 2

Price: \$1,995,000
Method: Auction Sale
Date: 01/05/2025
Property Type: Townhouse (Res)
Land Size: 362 sqm approx

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