Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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	Pro	perty Type To	ownhouse		Suburb	Mckinnon
Period - From	30/07/2024	to	29/07/2025	S	ource	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

	areas or comparable property	1 1100	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



Date of sale











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)





Price: \$2,250,000 Method: Private Sale Date: 29/06/2025

Property Type: Townhouse (Single) Land Size: 485 sqm approx

Agent Comments



25B Browns Rd BENTLEIGH EAST 3165 (REI)





Price: \$2,055,000 Method: Auction Sale Date: 14/06/2025

Property Type: Townhouse (Res) Land Size: 315 sqm approx

Agent Comments



38b Windsor Av MCKINNON 3204 (REI)



Price: \$1,995,000 Method: Auction Sale Date: 01/05/2025

Property Type: Townhouse (Res) Land Size: 362 sqm approx

Agent Comments

Account - Buxton | P: 03 9592 8000





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