

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

203/144 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$875,000

Property Type

Unit

Suburb

Mckinnon

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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	103/170 East Boundary Rd BENTLEIGH EAST 3165	\$420,000	29/05/2025
2	102/23 Bent St BENTLEIGH 3204	\$390,000	24/04/2025
3	217/801 Centre Rd BENTLEIGH EAST 3165	\$407,000	27/03/2025

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:

11/08/2025 14:27



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$415,000
Median Unit Price
Year ending June 2025: \$875,000

Comparable Properties



103/170 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 29/05/2025
Property Type: Apartment



102/23 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

1 1 1

Price: \$390,000
Method: Private Sale
Date: 24/04/2025
Property Type: Apartment



217/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

1 1 1

Price: \$407,000
Method: Private Sale
Date: 27/03/2025
Property Type: Apartment