

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

64 Murray Road, 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 \$1,857,000 Property Type House Suburb Mckinnon

Period - From 01/10/2024 to 31/12/2024 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	33 The Highway BENTLEIGH 3204	\$2,150,000	29/03/2025
2	28 Dorothy Av GLEN HUNTLY 3163	\$2,150,000	22/02/2025
3	10 Anderson Av BENTLEIGH EAST 3165	\$2,050,000	09/12/2024

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:

30/03/2025 20:33



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Property Type: House
Land Size: 785 sqm approx

Comparable Properties



33 The Highway BENTLEIGH 3204 (REI)

Agent Comments

4 3 3

Price: \$2,150,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House
Land Size: 511 sqm approx



28 Dorothy Av GLEN HUNTLY 3163 (REI)

Agent Comments

5 2 1

Price: \$2,150,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 742 sqm approx



10 Anderson Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$2,050,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 650 sqm approx