

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

3/1 Claire Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,080,000

Property Type Townhouse

Suburb Mckinnon

Period - From 20/03/2024

to

19/03/2025

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	1 Heather St BENTLEIGH EAST 3165	\$1,255,000	05/12/2024
2	15 St James Av BENTLEIGH 3204	\$1,351,000	16/11/2024
3	1/128 Wheatley Rd ORMOND 3204	\$1,390,000	06/11/2024

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:

20/03/2025 10:03



 4  3  2

Property Type: Townhouse

Comparable Properties



1 Heather St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,255,000

Method: Sold Before Auction

Date: 05/12/2024

Property Type: Townhouse (Res)

Land Size: 846 sqm approx



15 St James Av BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,351,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Townhouse (Res)



1/128 Wheatley Rd ORMOND 3204 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,390,000

Method: Sold Before Auction

Date: 06/11/2024

Property Type: Townhouse (Res)