

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

2B MALCOLM STREET MCKINNON VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

8B BLACKSHAW STREET MCKINNON VIC 3204	\$1,900,000	10-Oct-24
13A WHEELER STREET ORMOND VIC 3204	\$2,150,000	02-Dec-24
23A CELIA STREET BENTLEIGH EAST VIC 3165	\$1,910,000	19-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 05 March 2025

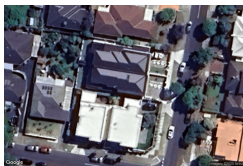

**8B BLACKSHAW STREET
MCKINNON VIC 3204**
 4  2  1

 Sold Price **\$1,900,000** Sold Date **10-Oct-24**

 Distance **0.61km**

**13A WHEELER STREET ORMOND
VIC 3204**
 4  3  1

 Sold Price ^{RS} **\$2,150,000** ^{UN} Sold Date **02-Dec-24**

 Distance **0.89km**

**23A CELIA STREET BENTLEIGH
EAST VIC 3165**
 4  -  -

 Sold Price **\$1,910,000** Sold Date **19-Feb-23**

 Distance **2.28km**

RS = Recent sale

UN = Undisclosed Sale

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