

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

105/10-12 Station Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$920,500

Property Type

Unit

Suburb

Mckinnon

Period - From

01/10/2024

to

30/09/2025

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	1/39 Mavho St BENTLEIGH 3204	\$860,000	27/05/2025
2	402/324 Centre Rd BENTLEIGH 3204	\$780,000	22/05/2025
3	1/66 Bent St MCKINNON 3204	\$745,000	15/05/2025

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:

14/10/2025 11:26

105/10-12 Station Avenue, Mckinnon Vic 3204

JellisCraig

Myron Ching

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

Year ending September 2025: \$920,500



 3  2  2

Property Type: Apartment

Comparable Properties



1/39 Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$860,000

Method: Sold Before Auction

Date: 27/05/2025

Property Type: Apartment



402/324 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$780,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: Apartment

1/66 Bent St MCKINNON 3204 (VG)

Agent Comments

 3  -  -

Price: \$745,000

Method: Sale

Date: 15/05/2025

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9593 4500



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