

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

12A Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,750,000

&

\$1,875,000

Median sale price

Median price \$1,900,000

Property Type House

Suburb Mckinnon

Period - From 01/04/2025

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	2a Malcolm St MCKINNON 3204	\$2,130,000	23/08/2025
2	37a Wright St BENTLEIGH 3204	\$1,912,000	31/05/2025
3	296 Jasper Rd MCKINNON 3204	\$2,010,000	07/04/2025

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:

06/09/2025 15:41

12A Mckinnon Road, Mckinnon Vic 3204

ATRIA
REAL ESTATE

Simone Chin

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Indicative Selling Price

\$1,750,000 - \$1,875,000

Median House Price

June quarter 2025: \$1,900,000



 4
plus
Study
 3
 2

Property Type: Townhouse

Land Size: 347 sqm approx

Agent Comments

Comparable Properties



2a Malcolm St MCKINNON 3204 (REI)

Agent Comments

 4  3  2

Price: \$2,130,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Townhouse (Res)



37a Wright St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,912,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)



296 Jasper Rd MCKINNON 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,010,000

Method: Sold Before Auction

Date: 07/04/2025

Property Type: Townhouse (Res)

Land Size: 370 sqm approx

Account - Atria Real Estate



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