

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

14-16 Clee Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,980,000

&

\$3,278,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	16 Capitol Av MCKINNON 3204	\$2,725,000	18/09/2025
2	1 Lindsay St MCKINNON 3204	\$3,125,000	12/07/2025
3	12 Hastings St MCKINNON 3204	\$3,720,000	06/06/2025

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:

07/11/2025 13:26

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 4  4  2

Rooms: 8

Property Type: House (Res)

Land Size: 1230 sqm approx

Agent Comments

Indicative Selling Price
\$2,980,000 - \$3,278,000
No median price available

Comparable Properties



16 Capitol Av MCKINNON 3204 (REI)

Agent Comments

 4  2  2

Price: \$2,725,000

Method: Auction Sale

Date: 18/09/2025

Property Type: House (Res)

Land Size: 650 sqm approx

1 Lindsay St MCKINNON 3204 (VG)

Agent Comments

 4  -  -

Price: \$3,125,000

Method: Sale

Date: 12/07/2025

Property Type: House (Res)

Land Size: 752 sqm approx



12 Hastings St MCKINNON 3204 (REI/VG)

Agent Comments

 5  5  3

Price: \$3,720,000

Method: Private Sale

Date: 06/06/2025

Property Type: House

Land Size: 571 sqm approx