

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

14/3 ADELAIDE 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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,500

Property type

Unit

Suburb

Mckinnon

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

1/5 ADELAIDE STREET MCKINNON VIC 3204	\$1,030,000	16-Dec-25
2/37-39 HOPKINS STREET MCKINNON VIC 3204	\$1,040,000	08-Apr-26
1/34 CADBY AVENUE ORMOND VIC 3204	\$1,070,000	25-Feb-26

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: 21 June 2026


**1/5 ADELAIDE STREET MCKINNON
VIC 3204**
 3  2  2

Sold Price

\$1,030,000

Sold Date

16-Dec-25

Distance

0km

**2/37-39 HOPKINS STREET
MCKINNON VIC 3204**
 3  2  2

Sold Price

\$1,040,000

Sold Date

08-Apr-26

Distance

1.19km

**1/34 CADBY AVENUE ORMOND
VIC 3204**
 3  2  2

Sold Price

\$1,070,000

Sold Date

25-Feb-26

Distance

0.75km
RS = Recent sale

UN = Undisclosed Sale

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