

# 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

156b Mckinnon Road, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$740,000

### Median sale price

Median price \$830,000 Property Type Unit Suburb Mckinnon

Period - From 10/07/2024 to 09/07/2025 Source Property Data

### 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	3/10a Eddys Gr BENTLEIGH 3204	\$641,000	26/03/2025
2	1/47 Wright St MCKINNON 3204	\$785,000	01/03/2025
3	8/187 Tucker Rd BENTLEIGH 3204	\$675,000	06/02/2025

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: 10/07/2025 08:48



 2  1  1

**Rooms:** 5  
**Property Type:** Apartment  
**Land Size:** Subdivided sqm  
 approx  
 Agent Comments

**Indicative Selling Price**

\$680,000 - \$740,000

**Median Unit Price**

10/07/2024 - 09/07/2025: \$830,000

## Comparable Properties



**3/10a Eddys Gr BENTLEIGH 3204 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$641,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2025  
**Property Type:** Unit



**1/47 Wright St MCKINNON 3204 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$785,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** Unit



**8/187 Tucker Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 06/02/2025  
**Property Type:** Apartment

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480