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	156b Mckinnon Road, Mckinnon Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$830,000	Pro	perty Type Ur	nit		Suburb	Mckinnon
Period - From	10/07/2024	to	09/07/2025	So	urce	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

Add	dress 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 comparableproperties 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







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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)

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2

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1

2

Price: \$641,000

Method: Sold Before Auction

Date: 26/03/2025 Property Type: Unit **Agent Comments**



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

2



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a `

Agent Comments

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

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

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Agent Comments



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

Property Type: Apartment

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





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