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

Range between \$660,000 & \$720,000	Range between	\$660,000	&	\$720,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$745,000	Pro	perty Type Ur	nit		Suburb	Mckinnon
Period - From	31/07/2024	to	30/07/2025	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.

Ad	dress of comparable property	Price	Date of sale
1	4/47 Wheeler St ORMOND 3204	\$715,000	26/05/2025
2	8/187 Tucker Rd BENTLEIGH 3204	\$675,000	06/02/2025
3	1/675 Centre Rd BENTLEIGH EAST 3165	\$700,000	03/02/2025

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:	31/07/2025 15:25









Rooms: 5

Property Type: Apartment Land Size: Subdivided sqm

Agent Comments

Indicative Selling Price \$660,000 - \$720,000 **Median Unit Price** 31/07/2024 - 30/07/2025: \$745,000

Comparable Properties



4/47 Wheeler St ORMOND 3204 (REI)



Price: \$715,000

Method: Sold Before Auction

Date: 26/05/2025

Property Type: Townhouse (Res)

Agent Comments



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





Agent Comments

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

Property Type: Apartment

1/675 Centre Rd BENTLEIGH EAST 3165 (VG)



Price: \$700,000 Method: Sale Date: 03/02/2025

Property Type: Strata Unit/Flat

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.