

# 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 \$660,000

&

\$720,000

### Median sale price

Median price \$745,000

Property Type Unit

Suburb Mckinnon

Period - From 31/07/2024

to

30/07/2025

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	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



 2  1  1

**Rooms:** 5

**Property Type:** Apartment

**Land Size:** Subdivided sqm  
approx

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)**

Agent Comments

 2  2  1

**Price:** \$715,000

**Method:** Sold Before Auction

**Date:** 26/05/2025

**Property Type:** Townhouse (Res)



**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



**1/675 Centre Rd BENTLEIGH EAST 3165 (VG)**

Agent Comments

 2  -  -

**Price:** \$700,000

**Method:** Sale

**Date:** 03/02/2025

**Property Type:** Strata Unit/Flat

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