

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

1a Chalmers Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$920,500

Property Type Unit

Suburb Mckinnon

Period - From 01/10/2024

to

30/09/2025

Source REIV

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	2/42 Elizabeth St BENTLEIGH EAST 3165	\$1,190,000	25/10/2025
2	16/15a Wattle Gr MCKINNON 3204	\$1,170,000	23/10/2025
3	3/19 Charlton St BENTLEIGH 3204	\$1,149,000	26/07/2025

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:

12/11/2025 09:54



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
Year ending September 2025: \$920,500

Comparable Properties



2/42 Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,190,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit



16/15a Wattle Gr MCKINNON 3204 (REI)

Agent Comments



Price: \$1,170,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: Unit



3/19 Charlton St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,149,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit

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