## Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	2/22 Station Avenue, Mckinnon Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$700,000	&	\$770,000
Range between	\$700,000	&	\$770,000

### Median sale price

Median price	\$1,308,750	Pro	perty Type T	ownhouse		Suburb	Mckinnon
Period - From	05/11/2024	to	04/11/2025	9	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

Add	dress of comparable property	Price	Date of sale
1	304/2 Blair St BENTLEIGH 3204	\$752,000	13/09/2025
2	4/9 Station Av MCKINNON 3204	\$860,000	10/07/2025
3	3/9 Francesco St BENTLEIGH EAST 3165	\$755,000	03/07/2025

#### 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:	05/11/2025 16:23



# **JellisCraig**

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**Indicative Selling Price** \$700,000 - \$770,000 **Median Townhouse Price** 05/11/2024 - 04/11/2025: \$1,308,750





## Comparable Properties

304/2 Blair St BENTLEIGH 3204 (REI)

Price: \$752,000

Method: Sold Before Auction

Date: 13/09/2025

Property Type: Apartment

**Agent Comments** 



4/9 Station Av MCKINNON 3204 (VG)

Price: \$860,000 Method: Sale Date: 10/07/2025



Property Type: Strata Unit/Flat

Agent Comments

3/9 Francesco St BENTLEIGH EAST 3165 (VG)



Price: \$755,000 Method: Sale Date: 03/07/2025

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



