Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/5 Claire Street, Mckinnon Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,255,000

Median sale price

Median price \$1,881,000	Pro	operty Type Ho	use	Suburb	Mckinnon
Period - From 01/10/2024	to	30/09/2025	Sourc	e 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

1	8/181 East Boundary Rd BENTLEIGH EAST 3165	\$1,300,000	08/10/2025
2	10/181 East Boundary Rd BENTLEIGH EAST 3165	\$1,275,000	27/09/2025
3	1/3 Claire St MCKINNON 3204	\$1,286,000	09/09/2025

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:	31/10/2025 09:22



Date of sale