

# 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  
2 Selkirk Avenue, Mckinnon VIC 3204

### Indicative selling price

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

Single price \$1,749,000

### Median sale price

Median price	\$1,851,000	Property Type	House	Suburb	Mckinnon
Period - From	10/07/2025	to	09/01/2026	Source	Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
5 Molden Street Bentleigh East VIC 3165	\$1,800,000	06/12/2025
22 Hudson Street McKinnon VIC 3204	\$1,760,000	08/11/2025

This Statement of Information was prepared on:

10/01/2026