Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode 2 Selkirk		k Avenue, Mckinnon VIC 3204					
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$1,795,000						

Median sale price

Median price \$1,785,000	Pro	operty Type Hou	ıse	Suburk	Mckinnon
Period - From 07/05/2025	to	05/11/2025	Sour	ce Cotalit	утм

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
2 Shrewsbury Street Bentleigh East VIC 3165	\$1,883,000	08/10/2025

This Statement of Information was prepared on:	07/11/2025

