

# 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

2a Ellindale Avenue, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$1,296,750

Property Type Townhouse

Suburb Mckinnon

Period - From 12/11/2024

to 11/11/2025

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	Price	Date of sale
1	35a Lindsay St MCKINNON 3204	\$1,410,000	25/10/2025
2	284 Tucker Rd ORMOND 3204	\$1,615,000	13/09/2025
3	4/2 Wattle Gr MCKINNON 3204	\$1,560,000	16/08/2025

**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 13:17

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3 2 2

Property Type: House

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median Townhouse Price**  
12/11/2024 - 11/11/2025: \$1,296,750

## Comparable Properties



35a Lindsay St MCKINNON 3204 (REI)

Agent Comments

3 2 3

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Townhouse (Res)



284 Tucker Rd ORMOND 3204 (REI/VG)

Agent Comments

4 2 3

**Price:** \$1,615,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 295 sqm approx



4/2 Wattle Gr MCKINNON 3204 (REI/VG)

Agent Comments

4 3 2

**Price:** \$1,560,000  
**Method:** Auction Sale  
**Date:** 16/08/2025  
**Property Type:** Townhouse (Res)

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