

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

3/11 Claire Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Mckinnon

Period - From 03/10/2024

to

02/10/2025

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	111/6-8 Blair St BENTLEIGH 3204	\$620,000	13/09/2025
2	2/45 Ulupna Rd ORMOND 3204	\$630,000	30/08/2025
3	12/332-338 Centre Rd BENTLEIGH 3204	\$610,500	07/08/2025

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:

03/10/2025 10:23



Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
03/10/2024 - 02/10/2025: \$680,000

Comparable Properties



111/6-8 Blair St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 13/09/2025
Property Type: Apartment



2/45 Ulupna Rd ORMOND 3204 (REI)

Agent Comments



Price: \$630,000
Method: Sold Before Auction
Date: 30/08/2025
Property Type: Apartment



12/332-338 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$610,500
Method: Private Sale
Date: 07/08/2025
Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480