

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

3/75 BENT STREET MCKINNON VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$893,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

4/75 BENT STREET MCKINNON VIC 3204	\$930,000	01-Jul-25
2/75 BENT STREET MCKINNON VIC 3204	\$920,000	23-Oct-24

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 6 months.

This Statement of Information was prepared on: 06 November 2025

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4/75 BENT STREET MCKINNON VIC 3204 Sold Price

\$930,000

Sold Date

01-Jul-25

 3

 3

 1

Distance

0km



2/75 BENT STREET MCKINNON VIC 3204 Sold Price

\$920,000

Sold Date

23-Oct-24

 3

 3

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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