

# 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

301/193 Mckinnon Road, 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 \$595,000 & \$650,000

### Median sale price

Median price \$875,000 Property Type Unit Suburb Mckinnon

Period - From 01/07/2024 to 30/06/2025 Source REIV

### 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 | 103/2 Ulupna Rd ORMOND 3204       | \$628,000 | 05/08/2025   |
| 2 | 501/342 Centre Rd BENTLEIGH 3204  | \$640,000 | 05/08/2025   |
| 3 | 201/193 Mckinnon Rd MCKINNON 3204 | \$630,000 | 26/05/2025   |

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.~~

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Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$595,000 - \$650,000  
Median Unit Price  
Year ending June 2025: \$875,000

## Comparable Properties



103/2 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$628,000  
Method: Private Sale  
Date: 05/08/2025  
Property Type: Apartment



501/342 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$640,000  
Method: Private Sale  
Date: 05/08/2025  
Property Type: Apartment



201/193 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$630,000  
Method: Private Sale  
Date: 26/05/2025  
Property Type: Apartment