

# 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

40 Murray 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 \$1,900,000

&

\$2,050,000

### Median sale price

Median price \$2,132,500

Property Type House

Suburb Mckinnon

Period - From 01/10/2025

to 31/12/2025

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 | 4 Hall St MCKINNON 3064        | \$1,900,000 | 26/02/2026   |
| 2 | 15 Anthony St ORMOND 3204      | \$1,950,000 | 12/02/2026   |
| 3 | 43 Bent St BENTLEIGH 3204      | \$2,000,000 | 08/12/2025   |

**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:

03/03/2026 13:24



 4  1  3

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,900,000 - \$2,050,000

**Median House Price**

December quarter 2025: \$2,132,500

## Comparable Properties



**4 Hall St MCKINNON 3064 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,900,000

**Method:** Sold Before Auction

**Date:** 26/02/2026

**Property Type:** House (Res)



**15 Anthony St ORMOND 3204 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,950,000

**Method:** Sold Before Auction

**Date:** 12/02/2026

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**43 Bent St BENTLEIGH 3204 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 08/12/2025

**Property Type:** House (Res)

**Land Size:** 584 sqm approx