

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

5a Chalmers Street, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$2,380,000

Median sale price

Median price

\$1,296,750

Property Type

Townhouse

Suburb

Mckinnon

Period - From

27/10/2024

to

26/10/2025

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	2a Malcolm St MCKINNON 3204	\$2,130,000	23/08/2025
2			
3			

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:

27/10/2025 15:55

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Indicative Selling Price
\$2,380,000

Median Townhouse Price
27/10/2024 - 26/10/2025: \$1,296,750



4 3 4

Property Type: Townhouse

Comparable Properties



2a Malcolm St MCKINNON 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$2,130,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)
Land Size: 345 sqm approx

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.