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	105/10-12 Station Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $920,500 Property Type Unit Suburb Mckinnon

Period - From 01/10/2024 to 30/09/2025 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	1/39 Mavho St BENTLEIGH 3204	$860,000	27/05/2025
2	402/324 Centre Rd BENTLEIGH 3204	$780,000	22/05/2025
3	1/66 Bent St MCKINNON 3204	$745,000	15/05/2025

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.~~

This Statement of Information was prepared on: 14/10/2025 11:26

105/10-12 Station Avenue, Mckinnon Vic 3204

JellisCraig

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3 2 2

Property Type: Apartment

Indicative Selling Price
$750,000 - $825,000
Median Unit Price
Year ending September 2025: $920,500

Comparable Properties



1/39 Mavho St BENTLEIGH 3204 (REI/VG)

3 2 2

Price: $860,000
Method: Sold Before Auction
Date: 27/05/2025
Property Type: Apartment

Agent Comments



402/324 Centre Rd BENTLEIGH 3204 (REI/VG)

3 2 2

Price: $780,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: Apartment

Agent Comments

1/66 Bent St MCKINNON 3204 (VG)

3 - -

Price: $745,000
Method: Sale
Date: 15/05/2025
Property Type: Strata Unit/Flat

Agent Comments

REIV THE DIFFERENCE

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