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	10 Carlton Street, Mckinnon Vic 3204

Indicative selling price

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

Range between $1,220,000 & $1,325,000

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	29a Buckingham Av BENTLEIGH 3204	$1,325,000	14/02/2026
2	1/716 North Rd ORMOND 3204	$1,290,000	22/11/2025
3	1/1 Jeffrey St BENTLEIGH 3204	$1,280,000	20/11/2025

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: 19/02/2026 14:41

10 Carlton Street, Mckinnon Vic 3204

JellisCraig

Nick Renna
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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,220,000 - $1,325,000
Median House Price
December quarter 2025: $2,132,500

Comparable Properties



29a Buckingham Av BENTLEIGH 3204 (REI)

3 2 2

Price: $1,325,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)

Agent Comments



1/716 North Rd ORMOND 3204 (REI/VG)

4 2 1

Price: $1,290,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 345 sqm approx

Agent Comments



1/1 Jeffrey St BENTLEIGH 3204 (REI/VG)

3 2 2

Price: $1,280,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 344 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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