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	32a Carlton Street, Mckinnon Vic 3204

Indicative selling price

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

Range between $1,800,000 & $1,950,000

Median sale price

Median price $1,307,500 Property Type Townhouse Suburb Mckinnon

Period - From 27/01/2025 to 26/01/2026 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	15a Leinster St ORMOND 3204	$1,830,000	25/10/2025
2	38b Moylan St BENTLEIGH EAST 3165	$1,850,000	22/10/2025
3	9a Lord St MCKINNON 3204	$1,900,000	09/10/2025

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: 27/01/2026 11:08

32a Carlton Street, Mckinnon Vic 3204

Jackson Jacotine
9593 4500
0411 277 186
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4 3 2

Rooms: 7
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,800,000 - $1,950,000
Median Townhouse Price
27/01/2025 - 26/01/2026: $1,307,500

Comparable Properties



15a Leinster St ORMOND 3204 (REI)

4 2 2

Price: $1,830,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Agent Comments



38b Moylan St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,850,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Townhouse (Res)
Land Size: 365 sqm approx

Agent Comments



9a Lord St MCKINNON 3204 (REI)

4 3 2

Price: $1,900,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: Townhouse (Res)
Land Size: 295 sqm approx

Agent Comments

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