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<br>Including suburb and postcode | 2/37 Hopkins Street, Mckinnon Vic 3204 |

## Indicative selling price

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

Single price $1,050,000

## Median sale price

Median price $897,000 Property Type Unit Suburb Mckinnon

Period - From 21/03/2025 to 20/03/2026 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 | 2/29 Turner Av GLEN HUNTLY 3163 | $1,050,000 | 10/12/2025 |
| 2 | 1/42 Bendigo Av BENTLEIGH 3204 | $1,205,000 | 04/10/2025 |
| 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: 21/03/2026 17:34

# 2/37 Hopkins Street, Mckinnon Vic 3204



2 2 2

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$1,050,000
**Median Unit Price**
21/03/2025 - 20/03/2026: $897,000

## Comparable Properties



**2/29 Turner Av GLEN HUNTLY 3163 (REI/VG)**

2 2 2

**Price:** $1,050,000
**Method:** Private Sale
**Date:** 10/12/2025
**Property Type:** Villa

Agent Comments



**1/42 Bendigo Av BENTLEIGH 3204 (REI/VG)**

2 2 1

**Price:** $1,205,000
**Method:** Auction Sale
**Date:** 04/10/2025
**Property Type:** Townhouse (Res)
**Land Size:** 277 sqm approx

Agent Comments

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.



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