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	32 Osborne Avenue, Mckinnon VIC 3204

Indicative selling price

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

Range between $2,550,000 & $2,650,000

Median sale price

Median price $1,852,000 Property Type House Suburb Mckinnon

Period - From 17/08/2025 to 16/02/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
59 Parkmore Road Bentleigh East VIC 3165	$2,775,000	31/01/2026
27 Jean Street McKinnon VIC 3204	$2,680,000	06/12/2025
16 Blair Street Bentleigh VIC 3204	$2,600,000	02/09/2025

This Statement of Information was prepared on: 17/02/2026