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	3/32 Prince Edward Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between $900,000 & $975,000

Median sale price

Median price $1,370,000 Property Type Townhouse Suburb Mckinnon

Period - From 22/05/2025 to 21/05/2026 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	3/22 Cadby Av ORMOND 3204	$1,095,000	30/03/2026
2	1/34 Cadby Av ORMOND 3204	$1,070,000	24/02/2026
3	7/227 Mckinnon Rd MCKINNON 3204	$940,000	06/12/2025

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: 22/05/2026 14:55

3/32 Prince Edward Avenue, Mckinnon Vic 3204

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3 2 2

Property Type: Townhouse

Indicative Selling Price
$900,000 - $975,000
Median Townhouse Price
22/05/2025 - 21/05/2026: $1,370,000

Comparable Properties



3/22 Cadby Av ORMOND 3204 (REI)

3 2 2

Price: $1,095,000
Method: Sold Before Auction
Date: 30/03/2026
Property Type: Townhouse (Res)

Agent Comments



1/34 Cadby Av ORMOND 3204 (REI/VG)

3 2 2

Price: $1,070,000
Method: Private Sale
Date: 24/02/2026
Property Type: Townhouse (Single)

Agent Comments



7/227 Mckinnon Rd MCKINNON 3204 (REI/VG)

3 2 2

Price: $940,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

Agent Comments

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