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	22 Lewis Street, Mckinnon Vic 3204

Indicative selling price

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

Single price $1,950,000

Median sale price

Median price $1,835,000 Property Type House Suburb Mckinnon

Period - From 01/01/2026 to 31/03/2026 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	41 Fitzroy St MCKINNON 3204	$1,980,000	01/04/2026
2	14 Brough St MCKINNON 3204	$1,835,000	21/03/2026
3	40 Murray Rd MCKINNON 3204	$2,070,000	17/03/2026

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: 19/04/2026 20:00

22 Lewis Street, Mckinnon Vic 3204



4 2 3

Property Type: House (Res)
Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000
Median House Price
March quarter 2026: $1,835,000

Comparable Properties

41 Fitzroy St MCKINNON 3204 (VG)

4 - -

Agent Comments

Price: $1,980,000
Method: Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 587 sqm approx



14 Brough St MCKINNON 3204 (REI)

4 2 3

Agent Comments

Price: $1,835,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)



40 Murray Rd MCKINNON 3204 (REI)

4 2 3

Agent Comments

Price: $2,070,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: House (Res)
Land Size: 643 sqm approx

Account - Buxton | P: 03 9563 9933

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