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	202/144 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between $375,000 & $412,500

Median sale price

Median price $803,000 Property Type Unit Suburb Mckinnon

Period - From 24/03/2025 to 23/03/2026 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	10/29 Holloway St ORMOND 3204	$385,000	17/01/2026
2	101/144 Mckinnon Rd MCKINNON 3204	$407,500	14/11/2025
3	101/538 North Rd ORMOND 3204	$394,000	31/10/2025

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: 24/03/2026 16:57

202/144 Mckinnon Road, Mckinnon Vic 3204



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$375,000 - $412,500
Median Unit Price
24/03/2025 - 23/03/2026: $803,000

Comparable Properties



10/29 Holloway St ORMOND 3204 (REI/VG)

2 1 1

Price: $385,000
Method: Private Sale
Date: 17/01/2026
Property Type: Unit

Agent Comments



101/144 Mckinnon Rd MCKINNON 3204 (REI/VG)

1 1 1

Price: $407,500
Method: Private Sale
Date: 14/11/2025
Property Type: Apartment

Agent Comments



101/538 North Rd ORMOND 3204 (REI/VG)

2 1 1

Price: $394,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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