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	201/240-250 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between $475,000 & $495,000

Median sale price

Median price $885,000 Property Type Unit 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	208/15 Hamilton St BENTLEIGH 3204	$482,000	22/04/2026
2	301/53 Browns Rd BENTLEIGH EAST 3165	$497,000	06/02/2026
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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: 05/05/2026 14:22

201/240-250 Mckinnon Road, Mckinnon Vic 3204



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$475,000 - $495,000
Median Unit Price
March quarter 2026: $885,000

Comparable Properties



208/15 Hamilton St BENTLEIGH 3204 (REI)

1 1 1

Price: $482,000
Method: Private Sale
Date: 22/04/2026
Property Type: Apartment

Agent Comments



301/53 Browns Rd BENTLEIGH EAST 3165 (REI/VG)

1 1 2

Price: $497,000
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment

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.

Account - Buxton | P: 03 9563 9933

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