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: 11a Lysbeth Street, Mckinnon Vic 3204

Indicative selling price

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

Range between $900,000 & $935,000

Median sale price

Median price $882,500 Property Type Unit Suburb Mckinnon

Period - From 21/05/2025 to 20/05/2026 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	3/19 Beddoe Av BRIGHTON EAST 3187	$935,000	14/04/2026
2	6/6 Ulupna Rd ORMOND 3204	$895,000	21/03/2026
3			

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: 21/05/2026 12:19

11a Lysbeth Street, Mckinnon Vic 3204



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$900,000 - $935,000
Median Unit Price
21/05/2025 - 20/05/2026: $882,500

Comparable Properties



3/19 Beddoe Av BRIGHTON EAST 3187 (REI/VG)

2 1 2

Price: $935,000
Method: Private Sale
Date: 14/04/2026
Property Type: Unit

Agent Comments



6/6 Ulupna Rd ORMOND 3204 (REI)

2 1 2

Price: $895,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Villa

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 9555 0622 | F: 03 9532 2234

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