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	302/144 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Single price $529,000

Median sale price

Median price $769,000 Property Type Unit Suburb Mckinnon

Period - From 09/06/2025 to 08/06/2026 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	203/24 Mavho St BENTLEIGH 3204	$535,000	30/03/2026
2	2/7 Bent St BENTLEIGH 3204	$625,000	18/03/2026
3	156b Mckinnon Rd MCKINNON 3204	$645,000	04/02/2026

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: 09/06/2026 13:01

302/144 Mckinnon Road, Mckinnon Vic 3204

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2 1 1

Property Type: Apartment

Indicative Selling Price
$529,000
Median Unit Price
09/06/2025 - 08/06/2026: $769,000

Comparable Properties



203/24 Mavho St BENTLEIGH 3204 (REI/VG)

2 1 1

Price: $535,000
Method: Private Sale
Date: 30/03/2026
Property Type: Apartment

Agent Comments



2/7 Bent St BENTLEIGH 3204 (REI/VG)

2 1 1

Price: $625,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: Apartment

Agent Comments



156b Mckinnon Rd MCKINNON 3204 (REI/VG)

2 1 1

Price: $645,000
Method: Private Sale
Date: 04/02/2026
Property Type: Apartment

Agent Comments

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