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	6/31 Prince Edward Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between $650,000 & $675,000

Median sale price

Median price $911,000 Property Type Unit Suburb Mckinnon

Period - From 01/04/2025 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	2/82 Mitchell St BENTLEIGH 3204	$738,000	18/04/2026
2	202/134 Mckinnon Rd MCKINNON 3204	$680,000	24/03/2026
3	7/18 Hamilton St BENTLEIGH 3204	$700,000	06/03/2026

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: 02/06/2026 17:08

6/31 Prince Edward Avenue, Mckinnon Vic 3204

JellisCraig

Jack Liu
9593 4500
0420 222 639
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2 2 1

Property Type: Apartment

Indicative Selling Price
$650,000 - $675,000
Median Unit Price
Year ending March 2026: $911,000

Comparable Properties



2/82 Mitchell St BENTLEIGH 3204 (REI)

2 2 1

Price: $738,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Apartment

Agent Comments



202/134 Mckinnon Rd MCKINNON 3204 (REI/VG)

2 2 1

Price: $680,000
Method: Private Sale
Date: 24/03/2026
Property Type: Apartment
Land Size: 1123 sqm approx

Agent Comments



7/18 Hamilton St BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $700,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

REIV THE DIFFERENCE

propertydata .com.au

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