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	33 Station Avenue, Mckinnon Vic 3204

Indicative selling price

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

Single price $1,995,000

Median sale price

Median price $1,857,000 Property Type House Suburb Mckinnon

Period - From 01/10/2024 to 31/12/2024 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	3 Carcoola Ct ORMOND 3204	$2,210,000	27/02/2025
2	6 Cadby Av ORMOND 3204	$2,275,000	12/12/2024
3	10 Anderson Av BENTLEIGH EAST 3165	$2,050,000	09/12/2024

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: 24/03/2025 15:46

33 Station Avenue, Mckinnon Vic 3204



4 3 2

Property Type: House
Land Size: 648 sqm approx

Agent Comments

Indicative Selling Price
$1,995,000
Median House Price
December quarter 2024: $1,857,000

Comparable Properties



3 Carcoola Ct ORMOND 3204 (REI)

4 2 2

Price: $2,210,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)

Agent Comments



6 Cadby Av ORMOND 3204 (REI)

6 3 2

Price: $2,275,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 699 sqm approx

Agent Comments



10 Anderson Av BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $2,050,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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