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	9/6 Claire Street, Mckinnon Vic 3204

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,802,500 Property Type House Suburb Mckinnon

Period - From 01/04/2024 to 31/03/2025 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	306/22 Bent St BENTLEIGH 3204	$860,000	25/03/2025
2	7/31 Prince Edward Av MCKINNON 3204	$930,000	13/11/2024
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: 16/04/2025 09:21

9/6 Claire Street, Mckinnon Vic 3204

Todd Dixon
0448 881 434
tdixon@buxton.com.au



3 2 2

Property Type: Strata Unit/Flat
Land Size: 120 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
Year ending March 2025: $1,802,500

Comparable Properties



306/22 Bent St BENTLEIGH 3204 (REI)

3 2 2

Price: $860,000
Method: Private Sale
Date: 25/03/2025
Property Type: Apartment

Agent Comments



7/31 Prince Edward Av MCKINNON 3204 (REI/VG)

3 2 2

Price: $930,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: Unit

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.

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