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	1 Chalmers Street, Mckinnon VIC 3204

Indicative selling price

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

Range between $1,950,000 & $2,000,000

Median sale price

Median price $1,820,000 Property Type House Suburb Mckinnon

Period - From 22/10/2024 to 21/04/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
64 Murray Road McKinnon VIC 3204	$2,250,000	16/04/2025
56 Whitmuir Road McKinnon VIC 3204	$2,200,000	16/01/2025
33 Station Avenue McKinnon VIC 3204	$1,995,000	07/04/2025

This Statement of Information was prepared on: 23/04/2025