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	16 Capitol Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $1,900,000 Property Type House Suburb Mckinnon

Period - From 01/04/2025 to 30/06/2025 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	44 Stewart St ORMOND 3204	$2,517,000	21/06/2025
2	7 Mackie Gr BRIGHTON EAST 3187	$2,375,000	26/05/2025
3	14 Lysbeth St MCKINNON 3204	$2,450,000	24/05/2025

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: 08/09/2025 12:00

16 Capitol Avenue, Mckinnon Vic 3204

JellisCraig

Eileen Bell
91941200
0430 372 602
eileenbell@jelliscraig.com.au



4 2 2

Property Type: House

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
June quarter 2025: $1,900,000

Comparable Properties



44 Stewart St ORMOND 3204 (REI)

4 2 2

Price: $2,517,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)

Agent Comments



7 Mackie Gr BRIGHTON EAST 3187 (REI)

4 2 2

Price: $2,375,000
Method: Private Sale
Date: 26/05/2025
Property Type: House

Agent Comments



14 Lysbeth St MCKINNON 3204 (REI)

4 2 3

Price: $2,450,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata.com.au

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