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	5 Station Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between $2,000,000 & $2,100,000

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	4 Elm Gr MCKINNON 3204	$2,093,700	26/07/2025
2	12 Bruce St BENTLEIGH 3204	$2,100,000	14/06/2025
3	1 Sunnyside Gr BENTLEIGH 3204	$2,010,000	31/05/2025

OR

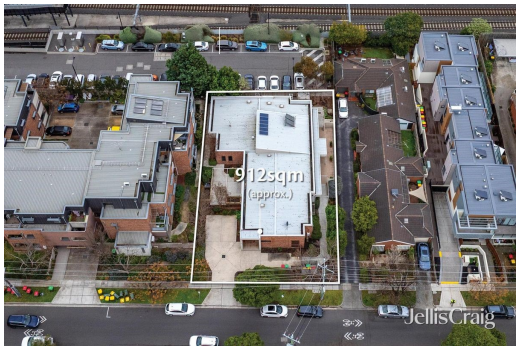
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 17/09/2025 15.03

5 Station Avenue, Mckinnon Vic 3204

JellisCraig

Nick Renna
9593 4500
0411 551 190
nickrenna@jelliscraig.com.au



9 4 4

Property Type: House

Agent Comments

Indicative Selling Price
$2,000,000 - $2,100,000
Median House Price
June quarter 2025: $1,900,000

Comparable Properties



4 Elm Gr MCKINNON 3204 (REI)

4 2 2

Price: $2,093,700
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments



12 Bruce St BENTLEIGH 3204 (REI/VG)

4 2 2

Price: $2,100,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



1 Sunnyside Gr BENTLEIGH 3204 (REI/VG)

3 2 2

Price: $2,010,000
Method: Private Sale
Date: 31/05/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments

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