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	2/22 Station Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $1,308,750 Property Type Townhouse Suburb Mckinnon

Period - From 05/11/2024 to 04/11/2025 Source Property Data

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	304/2 Blair St BENTLEIGH 3204	$752,000	13/09/2025
2	4/9 Station Av MCKINNON 3204	$860,000	10/07/2025
3	3/9 Francesco St BENTLEIGH EAST 3165	$755,000	03/07/2025

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: 05/11/2025 16:23

2/22 Station Avenue, Mckinnon Vic 3204

JellisCraig

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Property Type: Townhouse

Indicative Selling Price
$700,000 - $770,000
Median Townhouse Price
05/11/2024 - 04/11/2025: $1,308,750

Comparable Properties



304/2 Blair St BENTLEIGH 3204 (REI)

2 2 1

Price: $752,000
Method: Sold Before Auction
Date: 13/09/2025
Property Type: Apartment

Agent Comments



4/9 Station Av MCKINNON 3204 (VG)

4 - -

Price: $860,000
Method: Sale
Date: 10/07/2025
Property Type: Strata Unit/Flat

Agent Comments

3/9 Francesco St BENTLEIGH EAST 3165 (VG)

2 - -

Price: $755,000
Method: Sale
Date: 03/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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