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	208/240 Mckinnon Road, Mckinnon VIC 3204

Indicative selling price

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

Range between $670,000 & $710,000

Median sale price

Median price $1,850,000 Property Type Other Suburb Mckinnon

Period - From 02/06/2025 to 01/12/2025 Source Cotality™

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
3/25 Nicholson Street Bentleigh VIC 3204	$700,000	21/10/2025
105/134 McKinnon Road McKinnon VIC 3204	$680,000	11/06/2025
103/79 Mitchell Street Bentleigh VIC 3204	$710,000	14/10/2025

This Statement of Information was prepared on: 02/12/2025