

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

226-228 MCKINNON ROAD MCKINNON VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,350,000

&

\$2,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,866,000

Property type

House

Suburb

Mckinnon

Period-from

01 Jun 2025

to

31 May 2026

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 6 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

419 CENTRE ROAD BENTLEIGH VIC 3204	\$2,500,000	13-Mar-26

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 6 months.

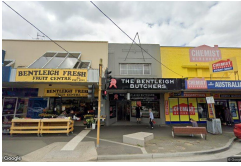
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**419 CENTRE ROAD BENTLEIGH VIC 3204** Sold Price **\$2,500,000** Sold Date **13-Mar-26** -  -  -Distance **0.76km****RS** = Recent sale**UN** = Undisclosed Sale

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