

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

2/1 Carlton Street, Mckinnon Vic 3204

Indicative selling price

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

Single price \$765,000

Median sale price

Median price \$911,000

Property Type Unit

Suburb Mckinnon

Period - From 01/04/2025

to 31/03/2026

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	3/47 Wright St MCKINNON 3204	\$768,000	06/06/2026
2	2/48a Whitmuir Rd BENTLEIGH 3204	\$820,000	30/05/2026
3	2/15 Gillard St BRIGHTON EAST 3187	\$802,000	23/05/2026

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:

09/06/2026 14:55

Jack Liu
9593 4500
0420 222 639
jackliu@jellisrcraig.com.au

Indicative Selling Price

\$765,000

Median Unit Price

Year ending March 2026: \$911,000



 2  2  2

Property Type: Unit

Comparable Properties



3/47 Wright St MCKINNON 3204 (REI)

[Agent Comments](#)

 2  1  1

Price: \$768,000

Method: Auction Sale

Date: 06/06/2026

Property Type: Unit



2/48a Whitmuir Rd BENTLEIGH 3204 (REI)

[Agent Comments](#)

 2  1  1

Price: \$820,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Unit



2/15 Gillard St BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

 2  1  1

Price: \$802,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604