

# 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

36 Capitol Avenue, Mckinnon Vic 3204
--------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$2,350,000
-------------

 & 

\$2,450,000
-------------

### Median sale price

Median price 

\$2,132,500
-------------

 Property Type 

House
-------

 Suburb 

Mckinnon
----------

Period - From 

01/10/2025
------------

 to 

31/12/2025
------------

 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	49 Bent St BENTLEIGH 3204	\$2,330,000	22/11/2025
2	13 Queen St ORMOND 3204	\$2,400,000	13/09/2025
3	31 Graham Av MCKINNON 3204	\$2,350,000	30/08/2025

**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:

24/02/2026 12:23
------------------



3   1   2

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 759.200012207031 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,350,000 - \$2,450,000  
**Median House Price**  
December quarter 2025: \$2,132,500

## Comparable Properties



**49 Bent St BENTLEIGH 3204 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$2,330,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx



**13 Queen St ORMOND 3204 (REI/VG)**

[Agent Comments](#)

4   2   3

**Price:** \$2,400,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 752 sqm approx



**31 Graham Av MCKINNON 3204 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$2,350,000  
**Method:** Auction Sale  
**Date:** 30/08/2025  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480