

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

18 Hudson Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,150,000 & \$2,250,000

Median sale price

Median price \$1,887,500 Property Type House Suburb Mckinnon

Period - From 30/04/2025 to 29/04/2026 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	20 Jean St MCKINNON 3204	\$2,365,000	07/04/2026
2	49 Bent St BENTLEIGH 3204	\$2,330,000	22/11/2025
3			

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: 30/04/2026 09:32



 5  3  2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,150,000 - \$2,250,000
Median House Price
30/04/2025 - 29/04/2026: \$1,887,500

Comparable Properties



20 Jean St MCKINNON 3204 (REI)

Agent Comments

 4  2  2

Price: \$2,365,000
Method: Sold Before Auction
Date: 07/04/2026
Property Type: House
Land Size: 607 sqm approx



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

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.

Account - Buxton | P: 03 9563 9933