

# 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

13 Lees Street, 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 \$1,650,000 & \$1,750,000

### 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	22 Hudson St MCKINNON 3204	\$1,760,000	08/11/2025
2	1/45 Queen St ORMOND 3204	\$1,755,000	25/10/2025
3	2 Anne St MCKINNON 3204	\$1,820,000	20/08/2025

**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:

18/02/2026 08:06

13 Lees Street, Mckinnon Vic 3204



4 2 2

**Rooms:** 7  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,750,000  
**Median House Price**  
December quarter 2025: \$2,132,500

## Comparable Properties



**22 Hudson St MCKINNON 3204 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,760,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**1/45 Queen St ORMOND 3204 (REI/VG)**

[Agent Comments](#)

4 2 3

**Price:** \$1,755,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 500 sqm approx



**2 Anne St MCKINNON 3204 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 20/08/2025  
**Property Type:** House  
**Land Size:** 581 sqm approx

Account - Slater & Levin



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