

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

1/2 Lees Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,900,000

Property Type House

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	1/1 Marara Rd CAULFIELD SOUTH 3162	\$1,240,000	18/04/2026
2	1/1 Bolinda St BENTLEIGH 3204	\$1,235,000	19/02/2026
3	2/5 Claire St MCKINNON 3204	\$1,245,000	12/11/2025

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:

28/04/2026 09:50



 3  3  1

Property Type: Townhouse

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

Year ending March 2026: \$1,900,000

Comparable Properties



1/1 Marara Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  3  2

Price: \$1,240,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Townhouse (Res)



1/1 Bolinda St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,235,000

Method: Sold Before Auction

Date: 19/02/2026

Property Type: Townhouse (Res)



2/5 Claire St MCKINNON 3204 (REI/VG)

Agent Comments

 3  4  2

Price: \$1,245,000

Method: Private Sale

Date: 12/11/2025

Property Type: Townhouse (Res)