

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

1/3 Adelaide Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$960,000

&

\$1,010,000

Median sale price

Median price \$1,330,000

Property Type Townhouse

Suburb Mckinnon

Period - From 08/04/2025

to

07/04/2026

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	3/22 Cadby Av ORMOND 3204	\$1,095,000	30/03/2026
2	1/34 Cadby Av ORMOND 3204	\$1,070,000	24/02/2026
3	1/5 Adelaide St MCKINNON 3204	\$1,030,000	16/12/2025

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:

08/04/2026 15:06

1/3 Adelaide Street, Mckinnon Vic 3204



2 2 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$960,000 - \$1,010,000
Median Townhouse Price
08/04/2025 - 07/04/2026: \$1,330,000

Comparable Properties



3/22 Cadby Av ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,095,000
Method: Sold Before Auction
Date: 30/03/2026
Property Type: Townhouse (Single)



1/34 Cadby Av ORMOND 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,070,000
Method: Private Sale
Date: 24/02/2026
Property Type: Townhouse (Single)

1/5 Adelaide St MCKINNON 3204 (VG)

Agent Comments

4 - -

Price: \$1,030,000
Method: Sale
Date: 16/12/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Buxton



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