

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	1/7 Prince Edward Avenue, Mckinnon Vic 3204
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Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price	\$1,835,000	Property Type	House	Suburb	Mckinnon
Period - From	01/01/2026	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	71 Mckinnon Rd MCKINNON 3204	\$1,780,000	24/03/2026
2	18 Bevan St ORMOND 3204	\$2,000,000	17/03/2026
3	6b Hemingford Rd BENTLEIGH EAST 3165	\$1,695,000	18/02/2026

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: 01/06/2026 12:50