

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

1/8 MALACCA STREET MCKINNON VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

1/16 STATION AVENUE MCKINNON VIC 3204	\$1,128,000	21-Mar-26
170 WHEATLEY ROAD ORMOND VIC 3204	\$1,160,000	26-Mar-26
2/292 KOORNANG ROAD CARNEGIE VIC 3163	\$1,141,000	18-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 15 May 2026



**1/16 STATION AVENUE MCKINNON
VIC 3204**

 3  2  1

Sold Price ^{RS} **\$1,128,000** ^{UN} Sold Date **21-Mar-26**

Distance **0.25km**



**170 WHEATLEY ROAD ORMOND
VIC 3204**

 3  1  1

Sold Price ^{RS} **\$1,160,000** Sold Date **26-Mar-26**

Distance **0.89km**



**2/292 KOORNANG ROAD
CARNEGIE VIC 3163**

 3  2  2

Sold Price ^{RS} **\$1,141,000** Sold Date **18-Apr-26**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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