

# 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

14 Capitol Avenue, 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 \$1,550,000

&

\$1,650,000

### 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 | 38 Thompson St ORMOND 3204     | \$1,670,000 | 30/05/2026   |
| 2 | 293 Mckinnon Rd MCKINNON 3204  | \$1,655,000 | 11/04/2026   |
| 3 | 278 Jasper Rd MCKINNON 3204    | \$1,545,000 | 20/03/2026   |

**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:

02/06/2026 11:12



4 3 3

**Property Type:** House

## Comparable Properties



**38 Thompson St ORMOND 3204 (REI)**

Agent Comments

4 2 2

**Price:** \$1,670,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House (Res)



**293 Mckinnon Rd MCKINNON 3204 (REI)**

Agent Comments

3 1 2

**Price:** \$1,655,000

**Method:** Auction Sale

**Date:** 11/04/2026

**Property Type:** House (Res)

**Land Size:** 644 sqm approx



**278 Jasper Rd MCKINNON 3204 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,545,000

**Method:** Private Sale

**Date:** 20/03/2026

**Property Type:** House (Res)

**Land Size:** 649 sqm approx