

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 Harold Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,702,000

Property Type House

Suburb Mckinnon

Period - From 01/04/2026

to 30/06/2026

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	13 Bevan St ORMOND 3204	\$1,600,000	05/09/2026
2	30 Marara Rd CAULFIELD SOUTH 3162	\$1,625,000	01/08/2026
3	14 Capitol Av MCKINNON 3204	\$1,702,000	27/06/2026

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:

29/09/2026 10:16



 3
  1
  2

Property Type: House
Land Size: 571sqm sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 June quarter 2026: \$1,702,000

Comparable Properties



13 Bevan St ORMOND 3204 (REI)

Agent Comments

 2
  1
  2

Price: \$1,600,000
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)
Land Size: 581 sqm approx



30 Marara Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3
  1
  1

Price: \$1,625,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 591 sqm approx



14 Capitol Av MCKINNON 3204 (REI)

Agent Comments

 4
  3
  3

Price: \$1,702,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 686 sqm approx

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300