

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

2/1 Carlton Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$877,500

Property Type Unit

Suburb Mckinnon

Period - From 14/04/2025

to

13/04/2026

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	1/232-234 Jasper Rd MCKINNON 3204	\$885,000	09/02/2026
2	2/37 Murray Rd ORMOND 3204	\$780,000	13/12/2025
3	1/1 Clee St MCKINNON 3204	\$840,000	06/12/2025

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:

14/04/2026 12:22

2/1 Carlton Street, Mckinnon Vic 3204

JellisCraig

Jack Liu
9593 4500
0420 222 639
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Property Type: Unit

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

14/04/2025 - 13/04/2026: \$877,500

Comparable Properties



1/232-234 Jasper Rd MCKINNON 3204 (REI)

Agent Comments

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Price: \$885,000

Method: Sold Before Auction

Date: 09/02/2026

Property Type: Unit



2/37 Murray Rd ORMOND 3204 (REI/VG)

Agent Comments

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Price: \$780,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Unit



1/1 Clee St MCKINNON 3204 (REI/VG)

Agent Comments

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Price: \$840,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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