

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 Malcolm Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,417,500

Property Type Townhouse

Suburb Mckinnon

Period - From 25/08/2025

to

24/08/2026

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	1/14 Osborne Av BENTLEIGH 3204	\$1,240,000	22/06/2026
2	1/8 Malacca St MCKINNON 3204	\$1,225,000	20/06/2026
3	2/58 Moylan St BENTLEIGH EAST 3165	\$1,200,000	13/03/2026

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:

25/08/2026 14:45

2/1 Malcolm Street, Mckinnon Vic 3204



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
25/08/2025 - 24/08/2026: \$1,417,500

Comparable Properties



1/14 Osborne Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,240,000
Method: Sold Before Auction
Date: 22/06/2026
Property Type: Unit
Land Size: 363 sqm approx



1/8 Malacca St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,225,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 322 sqm approx



2/58 Moylan St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: Villa

Account - Buxton



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