

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

2/33 Graham Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$822,500

Property Type Unit

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	2b Glen Orme Av MCKINNON 3204	\$920,000	21/08/2026
2	3/15 Ulupna Rd ORMOND 3204	\$865,000	06/08/2026
3	3/9 Wild Cherry Rd ORMOND 3204	\$950,000	12/06/2026

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:

15/09/2026 14:10



2 2 1

Property Type: Townhouse

Comparable Properties



2b Glen Orme Av MCKINNON 3204 (REI)

3 1 1

Agent Comments

Price: \$920,000

Method: Private Sale

Date: 21/08/2026

Property Type: Townhouse (Single)



3/15 Ulupna Rd ORMOND 3204 (REI)

2 2 1

Agent Comments

Price: \$865,000

Method: Sold Before Auction

Date: 06/08/2026

Property Type: Townhouse (Res)



3/9 Wild Cherry Rd ORMOND 3204 (REI)

3 1 1

Agent Comments

Price: \$950,000

Method: Private Sale

Date: 12/06/2026

Property Type: Townhouse (Single)