

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

23 Hudson Street, Mckinnon Vic 3204

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$1,900,000

Property Type

House

Suburb

Mckinnon

Period - From

01/04/2025

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	8a Walnut St ORMOND 3204	\$1,920,000	09/04/2026
2	71 Mckinnon Rd MCKINNON 3204	\$1,780,000	24/03/2026
3	34b Molden St BENTLEIGH EAST 3165	\$1,800,000	01/03/2026

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:

01/06/2026 17:20



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending March 2026: \$1,900,000

Comparable Properties



8a Walnut St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$1,920,000
Method: Sold Before Auction
Date: 09/04/2026
Property Type: Townhouse (Res)
Land Size: 338 sqm approx



71 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$1,780,000
Method: Sold Before Auction
Date: 24/03/2026
Property Type: Townhouse (Res)
Land Size: 749 sqm approx



34b Molden St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 01/03/2026
Property Type: Townhouse (Res)