

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

243 Tucker Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$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	23 Hudson St MCKINNON 3204	\$1,768,000	22/06/2026
2	9b Windsor Av BENTLEIGH 3204	\$1,715,000	05/09/2026
3	11a Moylan St BENTLEIGH EAST 3165	\$1,695,000	05/09/2026

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:

10/09/2026 15:22



4
 3
 2

Property Type: House (Res)

Land Size: 340 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

June quarter 2026: \$1,702,000

Comparable Properties

23 Hudson St MCKINNON 3204 (REI)

Agent Comments

4
 3
 2

Price: \$1,768,000

Method:

Date: 22/06/2026

Property Type: House



9b Windsor Av BENTLEIGH 3204 (REI)

Agent Comments

4
 2
 2

Price: \$1,715,000

Method: Auction Sale

Date: 05/09/2026

Property Type: Townhouse (Res)



11a Moylan St BENTLEIGH EAST 3165 (REI)

Agent Comments

4
 2
 2

Price: \$1,695,000

Method: Auction Sale

Date: 05/09/2026

Property Type: Townhouse (Res)

Land Size: 348 sqm approx

Account - Marshall White | P: 03 9822 9999