

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

2a Exhibition Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,295,000

&

\$1,385,000

Median sale price

Median price \$1,870,500

Property Type House

Suburb Mckinnon

Period - From 03/03/2025

to

02/03/2026

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	2/30 Loranne St BENTLEIGH 3204	\$1,381,000	03/12/2025
2	2/2 Moore St CAULFIELD SOUTH 3162	\$1,350,000	12/11/2025
3	8/14 Lillimur Rd ORMOND 3204	\$1,350,000	03/11/2025

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:

03/03/2026 16:09

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3 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,295,000 - \$1,385,000
Median House Price
03/03/2025 - 02/03/2026: \$1,870,500

Comparable Properties

2/30 Loranne St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$1,381,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: Townhouse (Res)
Land Size: 415 sqm approx



2/2 Moore St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: Townhouse (Res)



8/14 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 03/11/2025
Property Type: Townhouse (Single)