

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

3/32 Prince Edward Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,322,500

Property Type Townhouse

Suburb Mckinnon

Period - From 24/03/2025

to

23/03/2026

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	1/34 Cadby Av ORMOND 3204	\$1,070,000	24/02/2026
2	3/7 Station Av MCKINNON 3204	\$1,103,000	11/12/2025
3	14/15a Wattle Gr MCKINNON 3204	\$1,115,000	04/10/2025

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:

24/03/2026 10:28

3/32 Prince Edward Avenue, Mckinnon Vic 3204

JellisCraig

Jack Liu
9593 4500
0420 222 639
jackliu@jellisrcraig.com.au



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
24/03/2025 - 23/03/2026: \$1,322,500

Comparable Properties



1/34 Cadby Av ORMOND 3204 (REI)

3 2 2

Agent Comments

Price: \$1,070,000
Method: Private Sale
Date: 24/02/2026
Property Type: Townhouse (Single)



3/7 Station Av MCKINNON 3204 (REI/VG)

3 2 2

Agent Comments

Price: \$1,103,000
Method: Private Sale
Date: 11/12/2025
Property Type: Unit



14/15a Wattle Gr MCKINNON 3204 (REI/VG)

3 1 2

Agent Comments

Price: \$1,115,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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