

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

42 Windsor Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,960,000

&

\$2,150,000

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	29 Mckinnon Rd MCKINNON 3204	\$2,110,000	19/09/2026
2	5a Oloughlan St ORMOND 3204	\$2,020,000	11/08/2026
3	19 Field St MCKINNON 3204	\$2,255,000	16/05/2026

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:

22/09/2026 12:22



 4
  2
  5

Property Type: House

Indicative Selling Price

\$1,960,000 - \$2,150,000

Median House Price

June quarter 2026: \$1,702,000

Comparable Properties



29 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

 4
  2
  2

Price: \$2,110,000

Method: Auction Sale

Date: 19/09/2026

Property Type: House (Res)

Land Size: 725 sqm approx



5a Oloughlan St ORMOND 3204 (REI)

Agent Comments

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  1

Price: \$2,020,000

Method: Sold Before Auction

Date: 11/08/2026

Property Type: House (Res)

Land Size: 767 sqm approx



19 Field St MCKINNON 3204 (REI)

Agent Comments

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  2
  2

Price: \$2,255,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

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