

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

4b Blackshaw Street, Mckinnon VIC 3204

Indicative selling price

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

Range between

\$1,690,000

&

\$1,850,000

Median sale price

Median price

\$880,000

Property Type

Unit

Suburb

Mckinnon

Period - From

24/11/2025

to

23/05/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
71A Lancaster Street Bentleigh East VIC 3165	\$1,785,000	02/12/2025
2B Lewis Street McKinnon VIC 3204	\$1,750,000	05/03/2026
71 McKinnon Road McKinnon VIC 3204	\$1,780,000	24/03/2026

This Statement of Information was prepared on:

25/05/2026