

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

6/31 Prince Edward Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$885,000

Property Type Unit

Suburb Mckinnon

Period - From 18/05/2025

to 17/05/2026

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	202/134 Mckinnon Rd MCKINNON 3204	\$680,000	24/03/2026
2	101/39 Nicholson St BENTLEIGH 3204	\$675,000	11/03/2026
3	5/39 Mavho St BENTLEIGH 3204	\$660,000	10/02/2026

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:

18/05/2026 17:22



2 2 1

Property Type: Apartment

Indicative Selling Price
\$650,000 - \$695,000
Median Unit Price
18/05/2025 - 17/05/2026: \$885,000

Comparable Properties



202/134 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

2 2 1

Price: \$680,000
Method: Private Sale
Date: 24/03/2026
Property Type: Apartment
Land Size: 1123 sqm approx



101/39 Nicholson St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$675,000
Method: Private Sale
Date: 11/03/2026
Property Type: Apartment



5/39 Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$660,000
Method: Private Sale
Date: 10/02/2026
Property Type: Apartment

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