

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

1a Chalmers Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,425,000

Median sale price

Median price \$1,857,000

Property Type House

Suburb Mckinnon

Period - From 20/10/2024

to

19/10/2025

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	9a Morgan St CARNEGIE 3163	\$1,370,000	05/10/2025
2	29 Hall St MCKINNON 3204	\$1,390,000	08/09/2025
3	4 Beatty Cr ORMOND 3204	\$1,425,000	23/08/2025

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:

20/10/2025 16:19



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,425,000
Median House Price
20/10/2024 - 19/10/2025: \$1,857,000

Comparable Properties



9a Morgan St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,370,000
Method: Private Sale
Date: 05/10/2025
Property Type: House



29 Hall St MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$1,390,000
Method: Private Sale
Date: 08/09/2025
Property Type: House



4 Beatty Cr ORMOND 3204 (REI)

Agent Comments



Price: \$1,425,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 454 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222