

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 272 Mckinnon Road, Mckinnon Vic 3204
Including suburb and postcode

Indicative selling price

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

Single price \$1,475,000

Median sale price

Median price \$1,925,000 Property Type House Suburb Mckinnon
Period - From 01/01/2025 to 31/12/2025 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
1 286 Koornang Rd CARNEGIE 3163	\$1,447,500	06/12/2025
2 284a Tucker Rd ORMOND 3204	\$1,495,000	08/11/2025
3		

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:

16/02/2026 14:13



Property Type: House (Res)

Land Size: 387 sqm approx

Agent Comments

Indicative Selling Price

\$1,475,000

Median House Price

Year ending December 2025: \$1,925,000

Comparable Properties



286 Koornang Rd CARNEGIE 3163 (REI/VG)



3



2



1

Price: \$1,447,500

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 417 sqm approx

Agent Comments



284a Tucker Rd ORMOND 3204 (REI/VG)



3



2



2

Price: \$1,495,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)

Agent Comments

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.

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