

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

11 Ellindale Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,700,000

&

\$1,750,000

Median sale price

Median price \$1,412,500

Property Type Townhouse

Suburb Mckinnon

Period - From 31/08/2025

to

30/08/2026

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	1/14 Campbell St BENTLEIGH 3204	\$1,670,000	07/07/2026
2			
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:

31/08/2026 16:24



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,750,000
Median Townhouse Price
31/08/2025 - 30/08/2026: \$1,412,500

Comparable Properties



1/14 Campbell St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,670,000
Method: Private Sale
Date: 07/07/2026
Property Type: Townhouse (Single)
Land Size: 284 sqm approx

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.