

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

3/28 STATION AVENUE MCKINNON VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Feb 2025

to

31 Jan 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 6 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

7/227 MCKINNON ROAD MCKINNON VIC 3204	\$940,000	06-Dec-25
1/22 CADBY AVENUE ORMOND VIC 3204	\$922,000	30-Aug-25
3/75 BENT STREET MCKINNON VIC 3204	\$909,000	09-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 24 February 2026

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**7/227 MCKINNON ROAD
MCKINNON VIC 3204**

 3  2  2

Sold Price **\$940,000** Sold Date **06-Dec-25**

Distance **0.28km**



1/22 CADBY AVENUE ORMOND VIC 3204

 3  3  2

Sold Price **\$922,000** Sold Date **30-Aug-25**

Distance **0.28km**



3/75 BENT STREET MCKINNON VIC 3204

 3  3  1

Sold Price **\$909,000** Sold Date **09-Nov-25**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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