

# 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

1/18 Hopkins Street, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,600,000

### Median sale price

Median price \$1,310,000

Property Type Townhouse

Suburb Mckinnon

Period - From 25/02/2025

to 24/02/2026

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	9a Hodder St BRIGHTON EAST 3187	\$1,875,000	21/02/2026
2	81 Thomas St BRIGHTON EAST 3187	\$1,816,000	12/11/2025
3	1 Cambridge St BRIGHTON EAST 3187	\$1,730,000	03/10/2025

**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:

25/02/2026 13:55

1/18 Hopkins Street, Mckinnon Vic 3204



 4  2  2

**Property Type:** Townhouse (Single)  
**Land Size:** 279 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,600,000  
**Median Townhouse Price**  
25/02/2025 - 24/02/2026: \$1,310,000

## Comparable Properties



**9a Hodder St BRIGHTON EAST 3187 (REI)**

[Agent Comments](#)

 3  2  3

**Price:** \$1,875,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 313 sqm approx



**81 Thomas St BRIGHTON EAST 3187 (REI/VG)**

[Agent Comments](#)

 4  3  2

**Price:** \$1,816,000  
**Method:** Auction Sale  
**Date:** 12/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 354 sqm approx



**1 Cambridge St BRIGHTON EAST 3187 (REI)**

[Agent Comments](#)

 4  3  2

**Price:** \$1,730,000  
**Method:** Private Sale  
**Date:** 03/10/2025  
**Property Type:** Townhouse (Single)

Account - Buxton



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