

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

2b Lewis Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,590,000

&

\$1,745,000

Median sale price

Median price \$1,308,750

Property Type Townhouse

Suburb Mckinnon

Period - From 16/02/2025

to 15/02/2026

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	2b Castlewood St BENTLEIGH EAST 3165	\$1,719,000	28/12/2025
2	25a Lancaster St BENTLEIGH EAST 3165	\$1,650,000	13/12/2025
3	14a Lilac St BENTLEIGH EAST 3165	\$1,700,000	06/12/2025

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:

16/02/2026 14:57



4.5 3 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,590,000 - \$1,745,000
Median Townhouse Price
16/02/2025 - 15/02/2026: \$1,308,750

Comparable Properties



2b Castlewood St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 4 2

Price: \$1,719,000
Method: Private Sale
Date: 28/12/2025
Property Type: Townhouse (Res)



25a Lancaster St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,650,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Townhouse (Res)



14a Lilac St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,700,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



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