

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

2 Selkirk Avenue, Mckinnon VIC 3204

Indicative selling price

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

Single price

\$1,749,000

Median sale price

Median price

\$1,851,000

Property Type

House

Suburb

Mckinnon

Period - From

10/07/2025

to

09/01/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
5 Molden Street Bentleigh East VIC 3165	\$1,800,000	06/12/2025
22 Hudson Street McKinnon VIC 3204	\$1,760,000	08/11/2025

This Statement of Information was prepared on:

10/01/2026