

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 \$1,530,000

&

\$1,600,000

Median sale price

Median price \$1,417,500

Property Type Townhouse

Suburb Mckinnon

Period - From 15/09/2025

to

14/09/2026

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	63a Lancaster St BENTLEIGH EAST 3165	\$1,529,000	05/05/2026
2	6b Florence St ORMOND 3204	\$1,550,000	02/05/2026
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:

15/09/2026 14:07



3 2 2

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

Indicative Selling Price
\$1,530,000 - \$1,600,000
Median Townhouse Price
15/09/2025 - 14/09/2026: \$1,417,500

Comparable Properties



63a Lancaster St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,529,000
Method: Private Sale
Date: 05/05/2026
Property Type: Townhouse (Single)
Land Size: 361 sqm approx



6b Florence St ORMOND 3204 (REI)

Agent Comments

4 3 2

Price: \$1,550,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Townhouse (Single)

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.