

## 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

14/3 ADELAIDE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Mar 2025

to

28 Feb 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

1/5 ADELAIDE STREET MCKINNON VIC 3204	\$1,030,000	16-Dec-25
3/5 ADELAIDE STREET MCKINNON VIC 3204	\$1,065,000	04-Apr-25
1/1 GRAHAM AVENUE MCKINNON VIC 3204	\$1,080,000	01-Nov-24

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: 27 March 2026


**1/5 ADELAIDE STREET MCKINNON  
VIC 3204**
 3   
  2   
  2

Sold Price

**\$1,030,000**

Sold Date

**16-Dec-25**

Distance

**0km**

**3/5 ADELAIDE STREET MCKINNON  
VIC 3204**
 2   
  2   
  2

Sold Price

**\$1,065,000**

Sold Date

**04-Apr-25**

Distance

**0km**

**1/1 GRAHAM AVENUE MCKINNON  
VIC 3204**
 3   
  2   
  2

Sold Price

**\$1,080,000**

Sold Date

**01-Nov-24**

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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