

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$910,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,880,000

Property type

Commercial

Suburb

Mckinnon

Period-from

01 Aug 2025

to

31 Jul 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

110/6 CLAIRE STREET MCKINNON VIC 3204	\$960,000	09-Jul-26
3/32 PRINCE EDWARD AVENUE MCKINNON VIC 3204	\$900,000	20-Jun-26
205/27 BENT STREET BENTLEIGH VIC 3204	\$910,000	20-Apr-26

OR

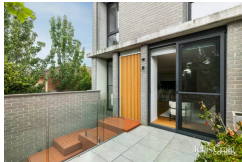
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 August 2026


**110/6 CLAIRE STREET MCKINNON
VIC 3204**
 3  2  2

Sold Price

^{RS} **\$960,000** Sold Date **09-Jul-26**

 Distance **0.12km**

**3/32 PRINCE EDWARD AVENUE
MCKINNON VIC 3204**
 3  2  2

Sold Price

\$900,000 Sold Date **20-Jun-26**

 Distance **0.38km**

**205/27 BENT STREET BENTLEIGH
VIC 3204**
 3  2  2

Sold Price

\$910,000 Sold Date **20-Apr-26**

 Distance **0.49km**
RS = Recent sale

UN = Undisclosed Sale

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