

# 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

2/45 Wright 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$2,132,500 Property Type House Suburb Mckinnon

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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	29a Buckingham Av BENTLEIGH 3204	\$1,325,000	14/02/2026
2	1/14 Charlton St BENTLEIGH 3204	\$1,455,000	09/02/2026
3	2a The Highway BENTLEIGH 3204	\$1,350,000	18/12/2025

**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:

23/03/2026 17:32



**Property Type:** House

Agent Comments

## Comparable Properties



**29a Buckingham Av BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)



**1/14 Charlton St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,455,000

**Method:** Private Sale

**Date:** 09/02/2026

**Property Type:** Townhouse (Single)



**2a The Highway BENTLEIGH 3204 (VG)**

Agent Comments



**Price:** \$1,350,000

**Method:** Sale

**Date:** 18/12/2025

**Property Type:** House (Res)

**Land Size:** 162 sqm approx