

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

293 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,866,000

Property Type House

Suburb Mckinnon

Period - From 24/02/2025

to

23/02/2026

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	5 Molden St BENTLEIGH EAST 3165	\$1,800,000	06/12/2025
2	20 Almurta Rd BENTLEIGH EAST 3165	\$1,605,000	25/11/2025
3	412 Mckinnon Rd BENTLEIGH EAST 3165	\$1,715,000	01/09/2025

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:

24/02/2026 12:35

Charlie La Fontaine
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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

24/02/2025 - 23/02/2026: \$1,866,000



3 1 1

Property Type: House

Comparable Properties



5 Molden St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 6

Price: \$1,800,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 626 sqm approx



20 Almurta Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,605,000

Method: Private Sale

Date: 25/11/2025

Property Type: House (Res)



412 Mckinnon Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 3

Price: \$1,715,000

Method: Private Sale

Date: 01/09/2025

Property Type: House

Land Size: 593 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604