

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

45B Wright Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

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	22 Wairoa Av BRIGHTON EAST 3187	\$1,600,000	24/11/2025
2	7a Phillip St BENTLEIGH 3204	\$1,668,000	25/10/2025
3	12A Mckinnon Rd MCKINNON 3204	\$1,761,000	24/09/2025

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:

13/01/2026 14:06



Rooms: 6

Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2025: \$2,132,500

Comparable Properties



22 Wairoa Av BRIGHTON EAST 3187 (REI)

Agent Comments

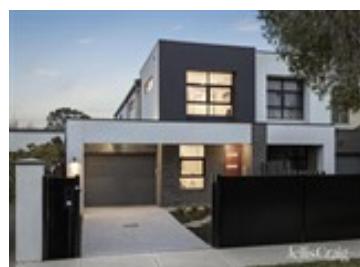


Price: \$1,600,000

Method: Private Sale

Date: 24/11/2025

Property Type: House



7a Phillip St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,668,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)



12A Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$1,761,000

Method: Private Sale

Date: 24/09/2025

Property Type: Townhouse (Single)

Land Size: 347 sqm approx

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