

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

Median sale price

Median price \$1,870,500 Property Type House Suburb Mckinnon

Period - From 23/03/2025 to 22/03/2026 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	12 Wavell St BENTLEIGH 3204	\$1,800,000	21/03/2026
2	35 Deakin St BENTLEIGH EAST 3165	\$1,670,000	28/01/2026
3	7 Juliana St BENTLEIGH EAST 3165	\$1,590,000	22/11/2025

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 11:30

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3 2 2

Property Type: House
Land Size: 644 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
23/03/2025 - 22/03/2026: \$1,870,500

Comparable Properties



12 Wavell St BENTLEIGH 3204 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,800,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 565 sqm approx



35 Deakin St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,670,000
Method: Private Sale
Date: 28/01/2026
Property Type: House (Res)



7 Juliana St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

2 2 1

Price: \$1,590,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 609 sqm approx

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