

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

265 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 \$1,900,000

Property Type House

Suburb Mckinnon

Period - From 07/07/2025

to

06/07/2026

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	26 Myrtle St BENTLEIGH 3204	\$1,695,000	26/04/2026
2	293 Mckinnon Rd MCKINNON 3204	\$1,655,000	11/04/2026
3	62 Hall St ORMOND 3204	\$1,700,000	08/04/2026

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:

07/07/2026 09:42



3
 1
 1

Property Type: House

Indicative Selling Price

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

Median House Price

07/07/2025 - 06/07/2026: \$1,900,000

Comparable Properties



26 Myrtle St BENTLEIGH 3204 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,695,000

Method: Auction Sale

Date: 26/04/2026

Property Type: House (Res)

Land Size: 632 sqm approx



293 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

3
 1
 2

Price: \$1,655,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 644 sqm approx



62 Hall St ORMOND 3204 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,700,000

Method: Private Sale

Date: 08/04/2026

Property Type: House

Land Size: 748 sqm approx

Account - Jellis Craig | P: 03 9194 1200