

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

4 Brennan Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,702,000

Property Type House

Suburb Mckinnon

Period - From 01/04/2026

to

30/06/2026

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	203 Centre Rd BENTLEIGH 3204	\$1,870,000	28/03/2026
2	11 Loranne St BENTLEIGH 3204	\$1,820,000	09/02/2026
3	29 Graham Av MCKINNON 3204	\$1,905,000	30/01/2026

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:

06/07/2026 15:23



3 2 3

Property Type: House

Comparable Properties



203 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,870,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 769 sqm approx



11 Loranne St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 2

Price: \$1,820,000

Method: Private Sale

Date: 09/02/2026

Property Type: House

Land Size: 717 sqm approx



29 Graham Av MCKINNON 3204 (REI/VG)

Agent Comments

5 2 2

Price: \$1,905,000

Method: Private Sale

Date: 30/01/2026

Property Type: House

Land Size: 671 sqm approx