

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

44 Rose Street, Mckinnon Vic 3204

Indicative selling price

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

Range between

\$3,700,000

&

\$3,900,000

Median sale price

Median price

\$1,902,500

Property Type

House

Suburb

Mckinnon

Period - From

04/06/2025

to

03/06/2026

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	175 Dendy St BRIGHTON EAST 3187	\$3,705,000	02/05/2026
2	12 Wheeler St ORMOND 3204	\$3,900,000	05/02/2026
3			

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:

04/06/2026 11:44

44 Rose Street, Mckinnon Vic 3204

JellisCraig

Angus McPherson

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Indicative Selling Price

\$3,700,000 - \$3,900,000

Median House Price

04/06/2025 - 03/06/2026: \$1,902,500



5 4 3

Property Type: House

Comparable Properties



175 Dendy St BRIGHTON EAST 3187 (REI)

Agent Comments

4 4 2

Price: \$3,705,000

Method: Private Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 708 sqm approx



12 Wheeler St ORMOND 3204 (REI/VG)

Agent Comments

5 4 3

Price: \$3,900,000

Method: Private Sale

Date: 05/02/2026

Property Type: House (Res)

Land Size: 763 sqm approx

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.

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



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