

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

79a Wheatley Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,420,000

Property Type Townhouse

Suburb Mckinnon

Period - From 28/07/2025

to

27/07/2026

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	5b Spring Rd CAULFIELD SOUTH 3162	\$2,000,000	28/06/2026
2	30a Narrawong Rd CAULFIELD SOUTH 3162	\$2,040,000	27/04/2026
3	8a Walnut St ORMOND 3204	\$1,920,000	09/04/2026

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:

28/07/2026 14:50



 4  3  2

Property Type: Townhouse

Comparable Properties



5b Spring Rd CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

 4  4  2

Price: \$2,000,000

Method: Auction Sale

Date: 28/06/2026

Property Type: Townhouse (Res)



30a Narrawong Rd CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$2,040,000

Method: Private Sale

Date: 27/04/2026

Property Type: Townhouse (Single)



8a Walnut St ORMOND 3204 (REI/VG)

[Agent Comments](#)

 4  4  2

Price: \$1,920,000

Method: Sold Before Auction

Date: 09/04/2026

Property Type: Townhouse (Res)

Land Size: 338 sqm approx