

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

269 Jasper Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,925,000 Property Type House Suburb Mckinnon

Period - From 01/01/2025 to 31/12/2025 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	286 Koornang Rd CARNEGIE 3163	\$1,447,500	06/12/2025
2	5 Lillimur Rd ORMOND 3204	\$1,500,000	14/10/2025
3	17 Mavho St BENTLEIGH 3204	\$1,550,000	04/10/2025

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:

02/02/2026 10:43



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Property Type: House

Comparable Properties



286 Koornang Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,447,500

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 417 sqm approx



5 Lillimur Rd ORMOND 3204 (REI/VG)

[Agent Comments](#)

 4  2  1

Price: \$1,500,000

Method: Private Sale

Date: 14/10/2025

Property Type: House (Res)



17 Mavho St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,550,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 400 sqm approx