

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

1b Jean Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,720,000 & \$1,760,000

Median sale price

Median price \$1,286,000 Property Type Townhouse Suburb Mckinnon

Period - From 17/11/2024 to 16/11/2025 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	25B Lancaster St BENTLEIGH EAST 3165	\$1,700,000	29/10/2025
2	38b Moylan St BENTLEIGH EAST 3165	\$1,850,000	22/10/2025
3	73b Moylan St BENTLEIGH EAST 3165	\$1,970,000	27/09/2025

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: 17/11/2025 13:58



Property Type:
Agent Comments

Indicative Selling Price
\$1,720,000 - \$1,760,000
Median Townhouse Price
17/11/2024 - 16/11/2025: \$1,286,000

Comparable Properties



25B Lancaster St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 29/10/2025
Property Type: Townhouse (Single)



38b Moylan St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,850,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Townhouse (Res)
Land Size: 365 sqm approx

73b Moylan St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,970,000
Method: Private Sale
Date: 27/09/2025
Property Type: Townhouse (Res)
Land Size: 357 sqm approx

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