

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

79b Wheatley Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,417,500

Property Type Townhouse

Suburb Mckinnon

Period - From 15/09/2025

to

14/09/2026

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	79a Wheatley Rd MCKINNON 3204	\$2,140,000	27/08/2026
2	5a Spring Rd CAULFIELD SOUTH 3162	\$1,930,000	12/08/2026
3	5b Spring Rd CAULFIELD SOUTH 3162	\$2,000,000	28/06/2026

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:

15/09/2026 11:42

79b Wheatley Road, Mckinnon Vic 3204

JellisCraig

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median Townhouse Price

15/09/2025 - 14/09/2026: \$1,417,500



4 3 2

Property Type: Townhouse

Comparable Properties



79a Wheatley Rd MCKINNON 3204 (REI)

Agent Comments

4 3 2

Price: \$2,140,000

Method: Private Sale

Date: 27/08/2026

Property Type: Townhouse (Res)

Land Size: 398 sqm approx



5a Spring Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 3 2

Price: \$1,930,000

Method: Private Sale

Date: 12/08/2026

Property Type: Townhouse (Res)



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)

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



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