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	278 Jasper Road, Mckinnon Vic 3204

Indicative selling price

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

Single price $1,590,000

Median sale price

Median price $2,132,500 Property Type House Suburb Mckinnon

Period - From 01/10/2025 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	16 Talbot Av BENTLEIGH 3204	$1,605,000	26/02/2026
2	584 Centre Rd BENTLEIGH 3204	$1,550,000	18/02/2026
3	74 Robert St BENTLEIGH 3204	$1,600,000	23/01/2026

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: 11/03/2026 10:29

278 Jasper Road, Mckinnon Vic 3204

JellisCraig

Nick Renna
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Indicative Selling Price
$1,590,000
Median House Price
December quarter 2025: $2,132,500



3 1 2

Property Type: House
Land Size: 649 sqm approx

Agent Comments

Comparable Properties



16 Talbot Av BENTLEIGH 3204 (REI)

3 2 2

Price: $1,605,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 697.70 sqm approx

Agent Comments



584 Centre Rd BENTLEIGH 3204 (REI)

4 2 4

Price: $1,550,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments



74 Robert St BENTLEIGH 3204 (REI/VG)

4 2 3

Price: $1,600,000
Method: Private Sale
Date: 23/01/2026
Property Type: House
Land Size: 558 sqm approx

Agent Comments

REIV THE DIFFERENCE

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