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	2/45 Wright Street, Mckinnon Vic 3204

Indicative selling price

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

Range between $1,250,000 & $1,300,000

Median sale price

Median price $885,000 Property Type Unit Suburb Mckinnon

Period - From 01/01/2026 to 31/03/2026 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	29a Buckingham Av BENTLEIGH 3204	$1,325,000	14/02/2026
2	2a The Highway BENTLEIGH 3204	$1,350,000	18/12/2025
3	1a Davey Av BRIGHTON EAST 3187	$1,250,000	13/12/2025

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: 17/04/2026 17:08

2/45 Wright Street, Mckinnon Vic 3204

JellisCraig

Kosta Mesaritis
9593 4500
0412 117 529
kostamesaritis@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,250,000 - $1,300,000
Median Unit Price
March quarter 2026: $885,000

Comparable Properties



29a Buckingham Av BENTLEIGH 3204 (REI/VG)

3 2 2

Price: $1,325,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)

Agent Comments



2a The Highway BENTLEIGH 3204 (VG)

3 - -

Price: $1,350,000
Method: Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 162 sqm approx

Agent Comments



1a Davey Av BRIGHTON EAST 3187 (REI/VG)

3 2 2

Price: $1,250,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 293 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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