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 $2,000,000 & $2,200,000

Median sale price

Median price $1,420,000 Property Type Townhouse Suburb Mckinnon

Period - From 28/07/2025 to 27/07/2026 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	5b Spring Rd CAULFIELD SOUTH 3162	$2,000,000	28/06/2026
2	30a Narrawong Rd CAULFIELD SOUTH 3162	$2,040,000	27/04/2026
3	8a Walnut St ORMOND 3204	$1,920,000	09/04/2026

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: 28/07/2026 14:50

79b Wheatley Road, Mckinnon Vic 3204

JellisCraig

Trent Collie
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0425 740 484
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4 3 2

Property Type: Townhouse

Indicative Selling Price
$2,000,000 - $2,200,000
Median Townhouse Price
28/07/2025 - 27/07/2026: $1,420,000

Comparable Properties



5b Spring Rd CAULFIELD SOUTH 3162 (REI)

4 4 2

Price: $2,000,000
Method: Auction Sale
Date: 28/06/2026
Property Type: Townhouse (Res)

Agent Comments



30a Narrawong Rd CAULFIELD SOUTH 3162 (REI/VG)

4 3 2

Price: $2,040,000
Method: Private Sale
Date: 27/04/2026
Property Type: Townhouse (Single)

Agent Comments



8a Walnut St ORMOND 3204 (REI/VG)

4 4 2

Price: $1,920,000
Method: Sold Before Auction
Date: 09/04/2026
Property Type: Townhouse (Res)
Land Size: 338 sqm approx

Agent Comments

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