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: 29 Hopkins Street, Mckinnon Vic 3204

Indicative selling price

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

Range between $4,400,000 & $4,800,000

Median sale price

Median price $1,852,000 Property Type House Suburb Mckinnon

Period - From 07/10/2024 to 06/10/2025 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	35 Cluden St BRIGHTON EAST 3187	$4,350,000	10/07/2025
2			
3			

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: 07/10/2025 09:28

29 Hopkins Street, Mckinnon Vic 3204

JellisCraig

Trent Collie
9593 4500
0425 740 484
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5 4 4

Property Type: House

Indicative Selling Price
$4,400,000 - $4,800,000
Median House Price
07/10/2024 - 06/10/2025: $1,852,000

Comparable Properties



35 Cluden St BRIGHTON EAST 3187 (REI)

4 5 4

Price: $4,350,000
Method: Private Sale
Date: 10/07/2025
Property Type: House

Agent Comments

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.

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