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	27 Jean Street, Mckinnon Vic 3204

Indicative selling price

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

Single price $2,795,000

Median sale price

Median price $1,875,000 Property Type House Suburb Mckinnon

Period - From 01/12/2024 to 30/11/2025 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	23 Dalmor Av ORMOND 3204	$2,841,000	11/10/2025
2	16 Capitol Av MCKINNON 3204	$2,725,000	18/09/2025
3	16 Blair St BENTLEIGH 3204	$2,600,000	31/08/2025

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: 01/12/2025 11:24

27 Jean Street, Mckinnon Vic 3204

JellisCraig

Anthony Fordham
9593 4500
0408 107 514
anthonyfordham@jelliscraig.com.au



5 2 5

Property Type: House

Indicative Selling Price
$2,795,000
Median House Price
01/12/2024 - 30/11/2025: $1,875,000

Comparable Properties



23 Dalmor Av ORMOND 3204 (REI)

4 2 2

Price: $2,841,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



16 Capitol Av MCKINNON 3204 (REI)

4 2 2

Price: $2,725,000
Method: Auction Sale
Date: 18/09/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



16 Blair St BENTLEIGH 3204 (REI)

4 3 3

Price: $2,600,000
Method: Private Sale
Date: 31/08/2025
Property Type: House
Land Size: 677 sqm approx

Agent Comments

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