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	44 Wheatley Road, Mckinnon Vic 3204

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,907,500 Property Type House Suburb Mckinnon

Period - From 19/01/2025 to 18/01/2026 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	25 Gleniffer Av BRIGHTON EAST 3187	$1,250,000	24/12/2025
2	298 Bambra Rd CAULFIELD SOUTH 3162	$1,150,000	31/10/2025
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: 19/01/2026 16:42

44 Wheatley Road, Mckinnon Vic 3204

JellisCraig

Trent Collie
9593 4500
0425 740 484
trentcollie@jelliscraig.com.au



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
19/01/2025 - 18/01/2026: $1,907,500

Comparable Properties



25 Gleniffer Av BRIGHTON EAST 3187 (REI)

3 1 2

Price: $1,250,000
Method: Private Sale
Date: 24/12/2025
Property Type: House (Res)

Agent Comments



298 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

2 1 2

Price: $1,150,000
Method: Sold Before Auction
Date: 31/10/2025
Property Type: House (Res)
Land Size: 392 sqm approx

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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