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	1/232 Jasper Road, Mckinnon Vic 3204

Indicative selling price

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

Range between $770,000 & $820,000

Median sale price

Median price $865,000 Property Type Unit Suburb Mckinnon

Period - From 01/01/2025 to 31/12/2025 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	2/12 Park Av GLEN HUNTLY 3163	$815,000	29/11/2025
2	4/232 Jasper Rd MCKINNON 3204	$855,000	17/11/2025
3	6/193 Grange Rd GLEN HUNTLY 3163	$770,000	28/10/2025

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: 03/02/2026 14:24

1/232 Jasper Road, Mckinnon Vic 3204

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2 1 2

Property Type: Villa Unit
Land Size: 148 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $820,000
Median Unit Price
Year ending December 2025: $865,000

Comparable Properties



2/12 Park Av GLEN HUNTLY 3163 (REI/VG)

2 1 1

Price: $815,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit

Agent Comments



4/232 Jasper Rd MCKINNON 3204 (VG)

2 - -

Price: $855,000
Method: Sale
Date: 17/11/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



6/193 Grange Rd GLEN HUNTLY 3163 (REI/VG)

2 1 1

Price: $770,000
Method: Private Sale
Date: 28/10/2025
Property Type: Unit
Land Size: 165 sqm approx

Agent Comments

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