

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

124 Wheatley Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,330,000

&

\$1,360,000

Median sale price

Median price \$1,080,000

Property Type Townhouse

Suburb Mckinnon

Period - From 18/03/2024

to

17/03/2025

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	1/128 Wheatley Rd ORMOND 3204	\$1,390,000	06/11/2024
2	1/26 Amelia St MCKINNON 3204	\$1,401,500	26/10/2024
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:

18/03/2025 10:05



3 2 2

Property Type: Townhouse

Comparable Properties



1/128 Wheatley Rd ORMOND 3204 (REI/VG)

Agent Comments

3 2 3

Price: \$1,390,000
Method: Sold Before Auction
Date: 06/11/2024
Property Type: Townhouse (Res)



1/26 Amelia St MCKINNON 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,401,500
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)

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.