

# 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 Jean Street, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,815,000

Property Type

House

Suburb

Mckinnon

Period - From

01/07/2024

to

30/09/2024

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	43 Exhibition St MCKINNON 3204	\$1,300,000	07/12/2024
2	42 Mclean Av BENTLEIGH 3204	\$1,440,000	20/11/2024
3	16 Jean St MCKINNON 3204	\$1,730,000	10/09/2024

**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:

07/01/2025 11:25



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
September quarter 2024: \$1,815,000

## Comparable Properties



**43 Exhibition St MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 07/12/2024  
**Property Type:** House  
**Land Size:** 374 sqm approx



**42 Mclean Av BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,440,000  
**Method:** Sold Before Auction  
**Date:** 20/11/2024  
**Property Type:** House (Res)  
**Land Size:** 569 sqm approx



**16 Jean St MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$1,730,000  
**Method:** Sold Before Auction  
**Date:** 10/09/2024  
**Property Type:** House (Res)

Account - Little Real Estate | P: 07 3037 0255