

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

2 Preston Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,802,500

Property Type House

Suburb Mckinnon

Period - From 01/04/2024

to 31/03/2025

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	50a Wheatley Rd MCKINNON 3204	\$1,315,000	21/06/2025
2	2/3 Claire St MCKINNON 3204	\$1,310,000	28/05/2025
3	124 Wheatley Rd MCKINNON 3204	\$1,345,000	04/04/2025

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:

27/06/2025 14:14

2 Preston Street, Mckinnon Vic 3204

**Jellis
Craig**

Jack Liu

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2025: \$1,802,500



3 2 2

Property Type: House

Comparable Properties



50a Wheatley Rd MCKINNON 3204 (REI)

Agent Comments

3 2 1

Price: \$1,315,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)



2/3 Claire St MCKINNON 3204 (REI)

Agent Comments

3 4 2

Price: \$1,310,000

Method: Sold Before Auction

Date: 28/05/2025

Property Type: Townhouse (Res)



124 Wheatley Rd MCKINNON 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,345,000

Method: Private Sale

Date: 04/04/2025

Property Type: House

Land Size: 305 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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