

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

327 Mckinnon Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2025

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	13 Garfield Av ORMOND 3204	\$1,350,000	12/04/2025
2	111 Brady Rd BENTLEIGH EAST 3165	\$1,350,000	31/03/2025
3	416 Mckinnon Rd BENTLEIGH EAST 3165	\$1,398,000	24/03/2025

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:

05/05/2025 15:28

327 Mckinnon Road, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2025: \$1,400,000



 3  1  3

Property Type: House

Agent Comments

Comparable Properties



13 Garfield Av ORMOND 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,350,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House

Land Size: 577 sqm approx



111 Brady Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,350,000

Method: Sold Before Auction

Date: 31/03/2025

Property Type: House

Land Size: 643 sqm approx



416 Mckinnon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,398,000

Method: Private Sale

Date: 24/03/2025

Property Type: House

Land Size: 585 sqm approx

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



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