

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

4 Brennan Street, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$1,877,500

Property Type

House

Suburb

Mckinnon

Period - From

24/08/2025

to

23/08/2026

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	16 Wattle Gr MCKINNON 3204	\$1,660,000	02/07/2026
2	62 Hall St ORMOND 3204	\$1,700,000	08/04/2026
3	203 Centre Rd BENTLEIGH 3204	\$1,870,000	28/03/2026

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:

24/08/2026 10:54

4 Brennan Street, Mckinnon Vic 3204

JellisCraig

Jayden Irving

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0405 522 149

JaydenIrving@jellisrcraig.com.au

Indicative Selling Price

\$1,850,000

Median House Price

24/08/2025 - 23/08/2026: \$1,877,500



3 2 3

Property Type: House

Comparable Properties



16 Wattle Gr MCKINNON 3204 (REI)

Agent Comments

4 2 2

Price: \$1,660,000

Method: Private Sale

Date: 02/07/2026

Property Type: House (Res)

Land Size: 877 sqm approx



62 Hall St ORMOND 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,700,000

Method: Private Sale

Date: 08/04/2026

Property Type: House

Land Size: 748 sqm approx



203 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,870,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 769 sqm approx

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



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