

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

44 Wheatley Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,907,500

Property Type House

Suburb Mckinnon

Period - From 19/01/2025

to

18/01/2026

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	25 Gleniffer Av BRIGHTON EAST 3187	\$1,250,000	24/12/2025
2	298 Bambra Rd CAULFIELD SOUTH 3162	\$1,150,000	31/10/2025
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:

19/01/2026 16:42



3 1 2

Property Type: House

Agent Comments

Comparable Properties



25 Gleniffer Av BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 2

Price: \$1,250,000

Method: Private Sale

Date: 24/12/2025

Property Type: House (Res)



298 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 31/10/2025

Property Type: House (Res)

Land Size: 392 sqm approx

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.