

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

45B Wright Street, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$1,795,000

Median sale price

Median price

\$1,945,000

Property Type

House

Suburb

Mckinnon

Period - From

01/07/2025

to

30/09/2025

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	9a Lord St MCKINNON 3204	\$1,900,000	09/10/2025
2	5 Walnut St ORMOND 3204	\$1,800,000	04/10/2025
3	12A Mckinnon Rd MCKINNON 3204	\$1,761,000	24/09/2025

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:

09/12/2025 10:04

45B Wright Street, Mckinnon Vic 3204



4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,795,000
Median House Price
September quarter 2025: \$1,945,000

Comparable Properties



9a Lord St MCKINNON 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,900,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: Townhouse (Res)
Land Size: 295 sqm approx



5 Walnut St ORMOND 3204 (REI)

Agent Comments

4 3 3

Price: \$1,800,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 348 sqm approx



12A Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,761,000
Method: Private Sale
Date: 24/09/2025
Property Type: Townhouse (Single)
Land Size: 347 sqm approx

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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