

# 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

50a Wheatley Road, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,145,000 Property Type Townhouse Suburb Mckinnon

Period - From 27/05/2024 to 26/05/2025 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	1b Oloughlan St ORMOND 3204	\$1,200,000	10/05/2025
2	11a Austin St BENTLEIGH 3204	\$1,125,000	18/03/2025
3	2/42 Murray Rd MCKINNON 3204	\$1,130,000	14/12/2024

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:

27/05/2025 09:22



3 2 1

Property Type: Townhouse

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median Townhouse Price**  
27/05/2024 - 26/05/2025: \$1,145,000

Comparable Properties



1b Oloughlan St ORMOND 3204 (REI)

Agent Comments

3 2 2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 10/05/2025  
**Property Type:** Townhouse (Single)



11a Austin St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

**Price:** \$1,125,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2025  
**Property Type:** House (Res)



2/42 Murray Rd MCKINNON 3204 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** Villa  
**Land Size:** 300 sqm approx