

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 9 Woodman Drive, McKenzie Hill Vic 3451
Including suburb or locality and postcode

Indicative selling price

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

Range between \$695,000 & \$725,000

Median sale price

Median price \$840,000 Property Type House Suburb McKenzie Hill

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	9 Shilney Ct CAMPBELLS CREEK 3451	\$680,000	30/12/2024
2	4 Yulawil Av CAMPBELLS CREEK 3451	\$680,000	31/07/2024
3	51 Woodman Dr MCKENZIE HILL 3451	\$705,000	14/07/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07/01/2025 11:38



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Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$725,000
Median House Price
Year ending September 2024: \$840,000

Comparable Properties



9 Shilney Ct CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 2 5

Price: \$680,000
Method: Private Sale
Date: 30/12/2024
Property Type: House
Land Size: 724 sqm approx



4 Yulawil Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$680,000
Method: Private Sale
Date: 31/07/2024
Property Type: House
Land Size: 560 sqm approx



51 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$705,000
Method: Private Sale
Date: 14/07/2023
Property Type: House
Land Size: 608 sqm approx