

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 98 Diamond Gully Road, 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 \$720,000 & \$760,000

Median sale price

Median price \$837,500 Property Type House Suburb McKenzie Hill

Period - From 01/01/2024 to 31/12/2024 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	37 Mckenzie Way MCKENZIE HILL 3451	\$720,000	11/02/2025
2	24 Phyllis Cr MCKENZIE HILL 3451	\$780,000	02/12/2024
3	62 Maldon Rd MCKENZIE HILL 3451	\$729,000	06/11/2024

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: 19/02/2025 13:05



4 2 2

Rooms: 7
Property Type: Residential
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$760,000
Median House Price
Year ending December 2024: \$837,500

Comparable Properties



37 Mckenzie Way MCKENZIE HILL 3451 (REI)

Agent Comments

3 2 2

Price: \$720,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 435 sqm approx



24 Phyllis Cr MCKENZIE HILL 3451 (REI)

Agent Comments

3 2 2

Price: \$780,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 936 sqm approx



62 Maldon Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 3

Price: \$729,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 642 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377