

# 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  
Including suburb or  
locality and postcode

19 Martin Street, McKenzie Hill Vic 3451

### Indicative selling price

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

Single price \$795,000

### 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	12 Sheoak Ct CAMPBELLS CREEK 3451	\$705,000	25/11/2024
2	69 Princess St CAMPBELLS CREEK 3451	\$809,770	18/11/2024
3	50 Stephen St CAMPBELLS CREEK 3451	\$750,000	01/10/2024

**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:

20/01/2025 12:50



4   2   5

**Property Type:** House  
**Land Size:** 2699 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$795,000  
**Median House Price**  
 Year ending December 2024: \$837,500

## Comparable Properties



**12 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Property Type:** House  
**Land Size:** 895 sqm approx



**69 Princess St CAMPBELLS CREEK 3451 (REI)**

Agent Comments

5   2   3

**Price:** \$809,770  
**Method:** Private Sale  
**Date:** 18/11/2024  
**Property Type:** House  
**Land Size:** 2463 sqm approx



**50 Stephen St CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 01/10/2024  
**Property Type:** House  
**Land Size:** 1308 sqm approx