

# 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

160 Willy Milly Road, McKenzie Hill Vic 3451

### Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

### Median sale price

Median price \$787,500

Property Type House

Suburb McKenzie Hill

Period - From 31/03/2024

to 30/03/2025

Source Property Data

### 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 | 49 Farnsworth St CASTLEMAINE 3450   | \$1,195,000 | 21/05/2024   |
| 2 | 72 Moscript St CAMPBELLS CREEK 3451 | \$1,200,000 | 15/03/2024   |
| 3 | 47 Cruits La MUCKLEFORD 3451        | \$1,100,000 | 10/01/2024   |

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:

31/03/2025 15:56



3 1 0

**Rooms:** 5  
**Property Type:** Misc  
Improvements Rural (no dwelling)  
**Land Size:** 22395 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,200,000  
**Median House Price**  
31/03/2024 - 30/03/2025: \$787,500

Comparable Properties



49 Farnsworth St CASTLEMAINE 3450 (REI/VG)

**Agent Comments**

3 2 4

**Price:** \$1,195,000  
**Method:** Private Sale  
**Date:** 21/05/2024  
**Property Type:** House  
**Land Size:** 1593 sqm approx



72 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

**Agent Comments**

5 3 4

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** House  
**Land Size:** 3670 sqm approx



47 Cruits La MUCKLEFORD 3451 (REI/VG)

**Agent Comments**

4 2 3

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 10/01/2024  
**Property Type:** House  
**Land Size:** 80937.20 sqm approx