

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

10 Ellisville Drive, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$245,000

Property Type

Vacant land

Suburb

McKenzie Hill

Period - From

15/10/2024

to

14/10/2025

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

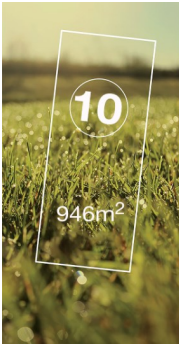
	Address of comparable property	Price	Date of sale
1	42a Ray St CASTLEMAINE 3450	\$355,000	28/10/2024
2	21 Moscript St CAMPBELLS CREEK 3451	\$300,000	12/08/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

15/10/2025 09:55



10

946m²

ELLISVILLE RISE

The Heart of McKenzie Hill

cantwell ^{MA} property

10 Ellisville Drive

946 sqm



Property Type: Residential Land

Land Size: 946 sqm approx

Agent Comments

Indicative Selling Price
\$325,000

Median Land Price
15/10/2024 - 14/10/2025: \$245,000

Comparable Properties



42a Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 28/10/2024

Property Type: Land

Land Size: 979 sqm approx



21 Moscript St CAMPBELLS CREEK 3451 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 12/08/2024

Property Type: Land

Land Size: 1153 sqm approx

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 eighteen months.