

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

106 Diamond Gully Road, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$825,000

Property Type House

Suburb McKenzie Hill

Period - From 06/02/2024

to 05/02/2025

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	29a Brown St CASTLEMAINE 3450	\$1,050,000	26/09/2024
2	87 Diamond Gully Rd MCKENZIE HILL 3451	\$945,000	24/01/2024
3	2 Ryland Ct CASTLEMAINE 3450	\$970,000	15/12/2023

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:

06/02/2025 13:34



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000
Median House Price
06/02/2024 - 05/02/2025: \$825,000

Comparable Properties



29a Brown St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 26/09/2024
Property Type: House
Land Size: 1610 sqm approx



87 Diamond Gully Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$945,000
Method: Private Sale
Date: 24/01/2024
Property Type: House
Land Size: 2311 sqm approx



2 Ryland Ct CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 10319.49 sqm approx