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 | 118 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 | \$950,000 | & | \$990,000 |
|---------------|-----------|----------|-----------|
| . idgo zom oc | 4000,000 | <u> </u> | 4000,000 |

Median sale price

| Median price | \$797,500 | Pro | pperty Type Hou | ise | Subur | McKenzie Hill |
|---------------|------------|-----|-----------------|-----|----------|---------------|
| Period - From | 01/10/2024 | to | 30/09/2025 | Sou | ırceREIV | |

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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--|-----------|--------------|
| 1 | 93 Diamond Gully Rd MCKENZIE HILL 3451 | \$970,000 | 30/10/2025 |
| 2 | 23 Mckenzie Way MCKENZIE HILL 3451 | \$930,000 | 09/05/2025 |
| 3 | 17 Mckenzie Way MCKENZIE HILL 3451 | \$900,000 | 02/05/2025 |

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: | 20/11/2025 09:43 |
|--|-----------------------|
| • • | 20, 1 1/2 2 2 2 2 1 2 |











Property Type: Agent Comments

Indicative Selling Price \$950,000 - \$990,000 Median House Price Year ending September 2025: \$797,500

Comparable Properties



93 Diamond Gully Rd MCKENZIE HILL 3451 (REI)





Agent Comments

Price: \$970,000 Method: Private Sale Date: 30/10/2025 **Property Type:** House



23 Mckenzie Way MCKENZIE HILL 3451 (REI/VG)







Agent Comments

Price: \$930,000 Method: Private Sale Date: 09/05/2025 **Property Type:** House Land Size: 729 sqm approx



17 Mckenzie Way MCKENZIE HILL 3451 (REI/VG)



Agent Comments

Price: \$900,000 Method: Private Sale Date: 02/05/2025 **Property Type:** House Land Size: 780 sqm approx

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



