

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

118 Diamond Gully Road, McKenzie Hill Vic 3451

Indicative selling price

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

Range between

\$950,000

&

\$990,000

Median sale price

Median price

\$797,500

Property Type

House

Suburb

McKenzie Hill

Period - From

01/10/2024

to

30/09/2025

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	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



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