

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

13 Alfred Drive, McKenzie Hill Vic 3451

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$860,000 Property Type House Suburb McKenzie Hill

Period - From 01/04/2025 to 30/06/2025 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	100 Diamond Gully Rd MCKENZIE HILL 3451	\$800,000	28/04/2025
2	14 Cherry Av CAMPBELLS CREEK 3451	\$780,000	04/02/2025
3	24 Phyllis Cr MCKENZIE HILL 3451	\$780,000	02/12/2024

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:

21/07/2025 13:02



3 2 2

Rooms: 8
Property Type: House
Land Size: 879 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$740,000 - \$780,000
Median House Price
June quarter 2025: \$860,000

Comparable Properties



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

[Agent Comments](#)

4 2 2

Price: \$800,000
Method: Private Sale
Date: 28/04/2025
Property Type: House
Land Size: 500 sqm approx



14 Cherry Av CAMPBELLS CREEK 3451 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$780,000
Method: Private Sale
Date: 04/02/2025
Property Type: House
Land Size: 798 sqm approx



24 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$780,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 936 sqm approx

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