

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

14 Ellisville Dr, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$279,000

Median sale price*

Median price

Property Type

Suburb

McKenzie Hill

Period - From

to

Source

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	4 Ellisville Dr MCKENZIE HILL 3451	\$214,000	24/06/2025
2	1 Ellisville Dr MCKENZIE HILL 3451	\$260,000	27/12/2024
3	2 Ellisville Dr MCKENZIE HILL 3451	\$200,000	18/04/2024

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:

30/06/2025 16:41

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

14

869m²

ELLISVILLE RISE

The Heart of McKenzie Hill

cantwell

property

14 Ellisville Drive

869 sqm

Property Type: Residential Land

Land Size: 869 sqm approx

Agent Comments

Indicative Selling Price

\$279,000

No median price available

Comparable Properties

4

584m²

ELLISVILLE RISE

The Heart of McKenzie Hill

cantwell

property

4 Ellisville Drive

584 sqm

4 Ellisville Dr MCKENZIE HILL 3451 (REI)

Agent Comments

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Price: \$214,000

Method: Private Sale

Date: 24/06/2025

Property Type: Land

Land Size: 584 sqm approx

1 Ellisville Dr MCKENZIE HILL 3451 (VG)

Agent Comments

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Price: \$260,000

Method: Sale

Date: 27/12/2024

Property Type: Land

Land Size: 776 sqm approx

2 Ellisville Dr MCKENZIE HILL 3451 (VG)

Agent Comments

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Price: \$200,000

Method: Sale

Date: 18/04/2024

Property Type: Land

Land Size: 543 sqm approx