

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

15 Ellisville Dr, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$359,000

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	1 Ellisville Dr MCKENZIE HILL 3451	\$260,000	27/12/2024
2	42a Ray St CASTLEMAINE 3450	\$355,000	28/10/2024
3	5 Midland Hwy CAMPBELLS CREEK 3451	\$300,000	01/03/2024

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:

02/07/2025 11:02

* 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.



15

935m²




ELLISVILLE RISE

The Heart of McKenzie Hill



15 Ellisville Drive

935 sqm












Property Type: Residential Land

Land Size: 935 sqm approx

Agent Comments

Indicative Selling Price
\$359,000
No median price available

Comparable Properties

<div><div>1 Ellisville Dr MCKENZIE HILL 3451 (VG)</div><div> -  -  -</div></div> <div><div>Price: \$260,000</div><div>Method: Sale</div><div>Date: 27/12/2024</div><div>Property Type: Land</div><div>Land Size: 776 sqm approx</div></div>	Agent Comments
<div><div>42a Ray St CASTLEMAINE 3450 (REI/VG)</div><div> -  -  -</div></div> <div><div>Price: \$355,000</div><div>Method: Private Sale</div><div>Date: 28/10/2024</div><div>Property Type: Land</div><div>Land Size: 979 sqm approx</div></div>	Agent Comments
<div><div>5 Midland Hwy CAMPBELLS CREEK 3451 (VG)</div><div> -  -  -</div></div> <div><div>Price: \$300,000</div><div>Method: Sale</div><div>Date: 01/03/2024</div><div>Property Type: Land</div><div>Land Size: 809 sqm approx</div></div>	Agent Comments