

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

160 Willy Milly Road, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$800,000

Property Type House

Suburb McKenzie Hill

Period - From 01/01/2025

to 31/12/2025

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 eighteen 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	114 Ranters Gully Rd MUCKLEFORD 3451	\$920,000	11/12/2025
2	41 Neates Rd CAMPBELLS CREEK 3451	\$950,000	21/07/2025
3			

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 eighteen months.

This Statement of Information was prepared on:

11/03/2026 14:14



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Property Type: House
Land Size: 22217.2614 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000
Median House Price
Year ending December 2025: \$800,000

Comparable Properties



114 Ranters Gully Rd MUCKLEFORD 3451 (REI/VG)

[Agent Comments](#)

3 1 4

Price: \$920,000
Method: Private Sale
Date: 11/12/2025
Property Type: House (Res)
Land Size: 44900 sqm approx



41 Neates Rd CAMPBELLS CREEK 3451 (REI)

[Agent Comments](#)

3 1 6

Price: \$950,000
Method: Private Sale
Date: 21/07/2025
Property Type: House
Land Size: 11685 sqm approx

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 eighteen months.