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

17 Ellisville Dr, McKenzie Hill Vic 3451

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquo	ting		
Single price	\$385,000							
Median sale pr	ice*							
Median price		Pro	operty Type				Suburb	McKenzie Hill
Period - From		to			So	urce		

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.

Add	dress of comparable property	Price	Date of sale
1	42a Ray St CASTLEMAINE 3450	\$355,000	28/10/2024
2	5 Midland Hwy CAMPBELLS CREEK 3451	\$300,000	01/03/2024
3	3 Midland Hwy CAMPBELLS CREEK 3451	\$300,000	23/02/2024

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.

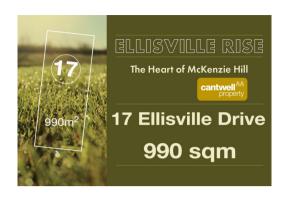
This Statement of Information was prepared on:

03/07/2025 09:51

* 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.









Property Type: Residential Land Land Size: 990 sqm approx Agent Comments Indicative Selling Price \$385,000 No median price available

Comparable Properties



Price: \$355,000 Method: Private Sale Date: 28/10/2024 Property Type: Land Land Size: 979 sqm approx

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5 Midland Hwy CAMPBELLS CREEK 3451 (VG)

42a Ray St CASTLEMAINE 3450 (REI/VG)



Price: \$300,000 Method: Sale Date: 01/03/2024 Property Type: Land Land Size: 809 sqm approx

3 Midland Hwy CAMPBELLS CREEK 3451 (VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$300,000 Method: Sale Date: 23/02/2024 Property Type: Land Land Size: 793 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

propertydata



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