

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$385,000

### 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	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.

17

990m<sup>2</sup>

ELLISVILLE RISE

The Heart of McKenzie Hill

cantwell

property

17 Ellisville Drive

990 sqm

Property Type:

Residential Land

Land Size:

990 sqm approx

Agent Comments

Indicative Selling Price

\$385,000

No median price available

Comparable Properties



42a Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments

-

-

-

Price:

\$355,000

Method:

Private Sale

Date:

28/10/2024

Property Type:

Land

Land Size:

979 sqm approx

5 Midland Hwy CAMPBELLS CREEK 3451 (VG)

Agent Comments

-

-

-

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

-

-

-

Price:

\$300,000

Method:

Sale

Date:

23/02/2024

Property Type:

Land

Land Size:

793 sqm approx