

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

19 Martin Street, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$779,000

Median sale price

Median price

\$780,000

Property Type

House

Suburb

McKenzie Hill

Period - From

08/08/2024

to

07/08/2025

Source

Property Data

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 Cooper Ct CAMPBELLS CREEK 3451	\$750,000	26/02/2025
2	69 Princess St CAMPBELLS CREEK 3451	\$809,770	18/11/2024
3	50 Stephen St CAMPBELLS CREEK 3451	\$750,000	01/10/2024

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:

08/08/2025 10:00



4 2 5

Property Type: House
Land Size: 2699 sqm approx
 Agent Comments

Indicative Selling Price
 \$779,000

Median House Price
 08/08/2024 - 07/08/2025: \$780,000

Comparable Properties



1 Cooper Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 5

Price: \$750,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 5078 sqm approx



69 Princess St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

5 2 3

Price: \$809,770
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 2463 sqm approx



50 Stephen St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 3

Price: \$750,000
Method: Private Sale
Date: 01/10/2024
Property Type: House
Land Size: 1308 sqm approx