

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

27 Woodman Drive, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$875,000

Median sale price

Median price \$787,500

Property Type House

Suburb McKenzie Hill

Period - From 31/03/2024

to 30/03/2025

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	16 Phyllis Cr MCKENZIE HILL 3451	\$815,000	09/07/2024
2	10 Catherine Ct CAMPBELLS CREEK 3451	\$850,000	25/06/2024
3	16 Carloway Dr MCKENZIE HILL 3451	\$840,000	24/06/2024

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:

31/03/2025 16:36



4 2 3

Property Type: House
Land Size: 764 sqm approx
Agent Comments

Indicative Selling Price
\$875,000
Median House Price
31/03/2024 - 30/03/2025: \$787,500

Comparable Properties



16 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$815,000
Method: Private Sale
Date: 09/07/2024
Property Type: House
Land Size: 850 sqm approx



10 Catherine Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 25/06/2024
Property Type: House
Land Size: 759 sqm approx



16 Carloway Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$840,000
Method: Private Sale
Date: 24/06/2024
Property Type: House
Land Size: 907 sqm approx