

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 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

\$359,000

### 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 two kilometres of the property for sale in the last six 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 Ellisville Dr MCKENZIE HILL 3451       | \$260,000 | 27/12/2024   |
| 2 | 51 Diamond Gully Rd CAMPBELLS CREEK 3451 | \$210,000 | 06/12/2024   |
| 3 | 3 Banya St MUCKLEFORD 3451               | \$230,000 | 18/11/2024   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/02/2025 13:24

\* 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.

5

935m<sup>2</sup>

ELLISVILLE RISE

The Heart of McKenzie Hill

cantwell

property

5 Ellisville Drive

935 sqm







Property Type:

Agent Comments

Indicative Selling Price  
\$359,000  
No median price available

Comparable Properties

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <div>1 Ellisville Dr MCKENZIE HILL 3451 (VG)</div> <div><div></div><div>-</div><div></div><div>-</div><div></div><div>-</div></div> <div>Price: \$260,000<br/>Method: Sale<br/>Date: 27/12/2024<br/>Property Type: Land<br/>Land Size: 776 sqm approx</div>                         | Agent Comments |
| <div>51 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI/VG)</div> <div><div></div><div>-</div><div></div><div>-</div><div></div><div>-</div></div> <div>Price: \$210,000<br/>Method: Private Sale<br/>Date: 06/12/2024<br/>Property Type: Land<br/>Land Size: 686 sqm approx</div> | Agent Comments |
| <div>3 Banya St MUCKLEFORD 3451 (VG)</div> <div><div></div><div>-</div><div></div><div>-</div><div></div><div>-</div></div> <div>Price: \$230,000<br/>Method: Sale<br/>Date: 18/11/2024<br/>Property Type: Land<br/>Land Size: 904 sqm approx</div>                           | Agent Comments |