Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	50 Ireland Street, McKenzie Hill Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$690,000

Median sale price

Median price \$780,000	Property T	ype House		Suburb McKenzie Hill
Period - From 28/08/2024	to 27/08/2	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

Address of comparable property		Price	Date of sale
1	12 Shilney Ct CAMPBELLS CREEK 3451	\$665,000	04/07/2025
2	64B Maldon Rd MCKENZIE HILL 3451	\$667,000	10/06/2025
3	4 Gurruk Av CAMPBELLS CREEK 3451	\$675,000	28/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/08/2025 15:02









Indicative Selling Price \$690,000 Median House Price 28/08/2024 - 27/08/2025: \$780,000

Comparable Properties



12 Shilney Ct CAMPBELLS CREEK 3451 (REI/VG)

4

2

Agent Comments

Price: \$665,000 Method: Private Sale Date: 04/07/2025 Property Type: House Land Size: 972 sqm approx



64B Maldon Rd MCKENZIE HILL 3451 (REI/VG)

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1



2

Agent Comments

Price: \$667,000 Method: Private Sale Date: 10/06/2025 Property Type: House Land Size: 700 sqm approx



4 Gurruk Av CAMPBELLS CREEK 3451 (REI/VG)

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3

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2

Price: \$675,000 Method: Private Sale Date: 28/05/2025 Property Type: House Land Size: 560 sqm approx Agent Comments

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





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