

# 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

6 Gunangara Drive, Muckleford Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$759,000

### Median sale price

Median price

\$715,000

Property Type

House

Suburb

Muckleford

Period - From

30/05/2024

to

29/05/2025

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	100 Diamond Gully Rd MCKENZIE HILL 3451	\$800,000	28/04/2025
2	37 Mckenzie Way MCKENZIE HILL 3451	\$720,000	11/02/2025
3	14 Cherry Av CAMPBELLS CREEK 3451	\$780,000	04/02/2025

**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:

30/05/2025 15:54



 4  2  2

**Property Type:** House  
**Land Size:** 703 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$759,000

**Median House Price**  
30/05/2024 - 29/05/2025: \$715,000

## Comparable Properties



**100 Diamond Gully Rd MCKENZIE HILL 3451 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 28/04/2025  
**Property Type:** House  
**Land Size:** 500 sqm approx



**37 McKenzie Way MCKENZIE HILL 3451 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 11/02/2025  
**Property Type:** House  
**Land Size:** 435 sqm approx



**14 Cherry Av CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 04/02/2025  
**Property Type:** House  
**Land Size:** 798 sqm approx

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