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	6 Gunangara Drive, Muckleford 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 \$759,000

Median sale price

Median price	\$715,000	Pro	perty 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

Add	dress 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

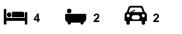
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	30/05/2025 15:54









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)

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Agent Comments

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)

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Agent Comments

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)

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

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





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