

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

64b Maldon Road, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$837,500

Property Type

House

Suburb

McKenzie Hill

Period - From

01/01/2024

to

31/12/2024

Source

REIV

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	9 Shilney Ct CAMPBELLS CREEK 3451	\$680,000	30/12/2024
2	2 Woodman Dr MCKENZIE HILL 3451	\$795,000	19/11/2024
3	62 Maldon Rd MCKENZIE HILL 3451	\$729,000	06/11/2024

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:

24/03/2025 16:58



4 2 2

Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$695,000
Median House Price
Year ending December 2024: \$837,500

Comparable Properties



9 Shilney Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 2 5

Price: \$680,000
Method: Private Sale
Date: 30/12/2024
Property Type: House
Land Size: 724 sqm approx



2 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$795,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 678 sqm approx



62 Maldon Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 3

Price: \$729,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 642 sqm approx