Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	9 Yurunga Drive, 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 \$795,000

Median sale price

Median price	\$780,000	Pro	perty Type Ho	ouse		Suburb	McKenzie Hill
Period - From	15/07/2024	to	14/07/2025	s	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	14 Cherry Av CAMPBELLS CREEK 3451	\$780,000	04/02/2025
2	9 Haydn Ct CASTLEMAINE 3450	\$750,000	19/11/2024
3	2 Woodman Dr MCKENZIE HILL 3451	\$795,000	19/11/2024

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:	15/07/2025 10:30



Date of sale







Indicative Selling Price \$795,000 Median House Price 15/07/2024 - 14/07/2025: \$780,000

Comparable Properties



14 Cherry Av CAMPBELLS CREEK 3451 (REI/VG)

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Agent Comments

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



9 Haydn Ct CASTLEMAINE 3450 (VG)

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Agent Comments

Price: \$750,000 **Method:** Sale **Date:** 19/11/2024

Property Type: House (Res) Land Size: 944 sqm approx



2 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

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

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





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