Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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 \$695,000

Median sale price

Median price \$780,000	Pro	pperty Type Hou	ıse		Suburb	McKenzie Hill
Period - From 27/10/2024	to	26/10/2025	So	urce	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	7 Kateesha Ct CAMPBELLS CREEK 3451	\$694,000	16/09/2025
2	98 Diamond Gully Rd MCKENZIE HILL 3451	\$650,000	20/07/2025
3	64B Maldon Rd MCKENZIE HILL 3451	\$667,000	10/06/2025

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:	27/10/2025 10:48









Indicative Selling Price \$695,000 Median House Price 27/10/2024 - 26/10/2025: \$780,000

Comparable Properties



7 Kateesha Ct CAMPBELLS CREEK 3451 (REI)

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Agent Comments

Price: \$694,000 Method: Private Sale Date: 16/09/2025 Property Type: House Land Size: 651 sqm approx



98 Diamond Gully Rd MCKENZIE HILL 3451 (VG)

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Agent Comments

Price: \$650,000 Method: Sale Date: 20/07/2025

Property Type: House (Res) Land Size: 500 sqm approx

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

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

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



