

# 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

9 Yurunga Drive, McKenzie Hill 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

\$795,000

### Median sale price

Median price

\$780,000

Property Type

House

Suburb

McKenzie Hill

Period - From

15/07/2024

to

14/07/2025

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	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



Property Type: Land  
Agent Comments

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)

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)

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)

Agent Comments



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