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	93 Diamond Gully Road, 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 \$995,000

Median sale price

Median price \$860,000	Property Type	House	Suburb	McKenzie Hill
Period - From 01/04/2025	to 30/06/202	5 Sou	ırce REIV	

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	85 Blakeley Rd CASTLEMAINE 3450	\$895,000	31/07/2025
2	34 Penhallurick St CAMPBELLS CREEK 3451	\$990,000	19/06/2025
3	4 Ross Dr CASTLEMAINE 3450	\$965,000	02/05/2025

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:	29/09/2025 13:21













Property Type:Agent Comments

Indicative Selling Price \$995,000 Median House Price June quarter 2025: \$860,000

Comparable Properties



85 Blakeley Rd CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$895,000 Method: Private Sale Date: 31/07/2025 Property Type: House



34 Penhallurick St CAMPBELLS CREEK 3451 (REI/VG)

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Agent Comments

Price: \$990,000 Method: Private Sale Date: 19/06/2025 Property Type: House Land Size: 1106 sqm approx



4 Ross Dr CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$965,000 Method: Private Sale Date: 02/05/2025 Property Type: House Land Size: 4077 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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