

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

93 Diamond Gully Road, McKenzie Hill Vic 3451

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

30/06/2025

Source

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	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 comparable properties 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)

Agent Comments



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



34 Penhallurick St CAMPBELLS CREEK 3451 (REI/VG)

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)

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