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	100 Diamond Gully Road, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $785,000 & $830,000

Median sale price

Median price $795,000 Property Type House Suburb McKenzie Hill

Period - From 24/02/2024 to 23/02/2025 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	2 Woodman Dr MCKENZIE HILL 3451	$795,000	19/11/2024
2	16 Phyllis Cr MCKENZIE HILL 3451	$815,000	09/07/2024
3	3 Blakeley Rd CASTLEMAINE 3450	$820,000	11/04/2024

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: 24/02/2025 12:47

100 Diamond Gully Road, McKenzie Hill Vic 3451

Scott Rawlings
03 5472 1155
0409 675 408
scottrawlings@jelliscraig.com.au



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Property Type: Land
Land Size: 500 sqm approx

Agent Comments

Indicative Selling Price
$785,000 - $830,000
Median House Price
24/02/2024 - 23/02/2025: $795,000

Comparable Properties



2 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

4 2 2

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

Agent Comments



16 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)

4 2 2

Price: $815,000
Method: Private Sale
Date: 09/07/2024
Property Type: House
Land Size: 850 sqm approx

Agent Comments



3 Blakeley Rd CASTLEMAINE 3450 (REI/VG)

4 2 2

Price: $820,000
Method: Private Sale
Date: 11/04/2024
Property Type: House
Land Size: 633 sqm approx

Agent Comments

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