

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Ellisville Dr, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$245,000

Median sale price*

Median price

Property Type

Suburb

McKenzie Hill

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1 Ellisville Dr MCKENZIE HILL 3451	\$260,000	27/12/2024
2	51 Diamond Gully Rd CAMPBELLS CREEK 3451	\$210,000	06/12/2024
3	3 Banya St MUCKLEFORD 3451	\$230,000	18/11/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/02/2025 17:18

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4

584m²

ELLISVILLE RISE

The Heart of McKenzie Hill

4 Ellisville Drive

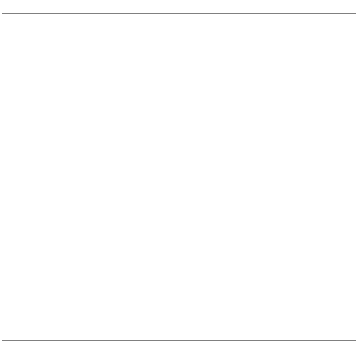
584 sqm



Property Type:
Agent Comments

Indicative Selling Price
\$245,000
No median price available

Comparable Properties

	1 Ellisville Dr MCKENZIE HILL 3451 (VG)  -  -  - Price: \$260,000 Method: Sale Date: 27/12/2024 Property Type: Land Land Size: 776 sqm approx	Agent Comments
	51 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI/VG)  -  -  - Price: \$210,000 Method: Private Sale Date: 06/12/2024 Property Type: Land Land Size: 686 sqm approx	Agent Comments
	3 Banya St MUCKLEFORD 3451 (VG)  -  -  - Price: \$230,000 Method: Sale Date: 18/11/2024 Property Type: Land Land Size: 904 sqm approx	Agent Comments