

# 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

12 Elllisville Dr, McKenzie Hill Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$299,000

### 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	5 Diamond Gully Rd CAMPBELLS CREEK 3451	\$250,000	24/06/2025
2	4 Elllisville Dr MCKENZIE HILL 3451	\$214,000	24/06/2025
3	7 Sheoak Ct CAMPBELLS CREEK 3451	\$260,000	15/04/2025

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:

30/06/2025 16:49

\* 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.



**Property Type:** Residential Land  
**Land Size:** 908 sqm approx

Agent Comments

**Indicative Selling Price**  
\$299,000  
**No median price available**

## Comparable Properties



**5 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI)**

Agent Comments



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Property Type:** Land  
**Land Size:** 816 sqm approx



**4 Elllisville Dr MCKENZIE HILL 3451 (REI)**

Agent Comments



**Price:** \$214,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Property Type:** Land  
**Land Size:** 584 sqm approx



**7 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments



**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 15/04/2025  
**Property Type:** Land  
**Land Size:** 813 sqm approx

**Account** - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172