Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Occilo	11 47 71 6	in the Estate A	genis Act 1500
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						
Single price \$299,000						
Median sale price*				_		
Median price		Property Type		Sub	ourb McKenzie H	Hill
Period - From	to	0	So	ource		
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 Ellisville 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	f Information	on was prepare	d. publicly ava	ilable info	mation providing	median sale



^{*} 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



Cherry Biossom Estate, Campbells Creek

4 Ellisville 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









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





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