

# 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 33 Maldon Road, McKenzie Hill Vic 3451  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$699,000

### Median sale price

Median price \$753,750

Property Type House

Suburb McKenzie Hill

Period - From 14/01/2025

to 13/01/2026

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	64B Maldon Rd MCKENZIE HILL 3451	\$667,000	10/06/2025
2	62 Maldon Rd MCKENZIE HILL 3451	\$729,000	06/11/2024
3	38 Maldon Rd MCKENZIE HILL 3451	\$705,000	06/08/2024

**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:

14/01/2026 09:43



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$699,000  
**Median House Price**  
14/01/2025 - 13/01/2026: \$753,750

## Comparable Properties



**64B Maldon Rd MCKENZIE HILL 3451 (REI/VG)**

Agent Comments



**Price:** \$667,000  
**Method:** Private Sale  
**Date:** 10/06/2025  
**Property Type:** House  
**Land Size:** 700 sqm approx



**62 Maldon Rd MCKENZIE HILL 3451 (REI/VG)**

Agent Comments



**Price:** \$729,000  
**Method:** Private Sale  
**Date:** 06/11/2024  
**Property Type:** House  
**Land Size:** 642 sqm approx



**38 Maldon Rd MCKENZIE HILL 3451 (REI)**

Agent Comments



**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 06/08/2024  
**Property Type:** House  
**Land Size:** 914 sqm approx