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 Kingfisher Dr, McKenzie Hill Vic 3451

Indicative selling price

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

Single price $230,000

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 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 15:28

* 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.

12 Kingfisher Dr, McKenzie Hill Vic 3451



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Property Type: Land
Land Size: 501 sqm approx

Agent Comments

Indicative Selling Price
$230,000
No median price available

Comparable Properties



5 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI)

- - -

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

Agent Comments



4 Ellisville Dr MCKENZIE HILL 3451 (REI)

- - -

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

Agent Comments



7 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)

- - -

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

Agent Comments

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

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