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 Including suburb or locality and postcode	10 Ellisville Drive, McKenzie Hill Vic 3451

Indicative selling price

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

Single price $325,000

Median sale price

Median price $245,000 Property Type Vacant land Suburb McKenzie Hill

Period - From 15/10/2024 to 14/10/2025 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 eighteen 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	42a Ray St CASTLEMAINE 3450	$355,000	28/10/2024
2	21 Moscript St CAMPBELLS CREEK 3451	$300,000	12/08/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 15/10/2025 09:55



Property Type: Residential Land
Land Size: 946 sqm approx

Agent Comments

Indicative Selling Price
$325,000
Median Land Price
15/10/2024 - 14/10/2025: $245,000

Comparable Properties



42a Ray St CASTLEMAINE 3450 (REI/VG)

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Price: $355,000
Method: Private Sale
Date: 28/10/2024
Property Type: Land
Land Size: 979 sqm approx

Agent Comments



21 Moscript St CAMPBELLS CREEK 3451 (VG)

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Price: $300,000
Method: Sale
Date: 12/08/2024
Property Type: Land
Land Size: 1153 sqm approx

Agent Comments

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 eighteen months.

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

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