

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

41 McKenzie Way, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$725,000

Median sale price

Median price \$780,000

Property Type House

Suburb McKenzie Hill

Period - From 06/11/2024

to 05/11/2025

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 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	8 Roalies PI CAMPBELLS CREEK 3451	\$755,000	03/09/2025
2	3 Phyllis Cr MCKENZIE HILL 3451	\$720,000	26/08/2025
3	37 Mckenzie Way MCKENZIE HILL 3451	\$720,000	11/02/2025

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:

06/11/2025 14:18



3 2 2

Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$725,000
Median House Price
06/11/2024 - 05/11/2025: \$780,000

Comparable Properties



8 Roalies PI CAMPBELLS CREEK 3451 (REI)

Agent Comments

4 2 2

Price: \$755,000
Method: Private Sale
Date: 03/09/2025
Property Type: House
Land Size: 577 sqm approx



3 Phyllis Cr MCKENZIE HILL 3451 (REI)

Agent Comments

3 2 2

Price: \$720,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 700 sqm approx



37 Mckenzie Way MCKENZIE HILL 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$720,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 435 sqm approx