

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

9 Woodman Drive, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$760,000

Property Type House

Suburb McKenzie Hill

Period - From 27/03/2025

to 26/03/2026

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	1 Yurunga Dr MCKENZIE HILL 3451	\$649,000	16/02/2026
2	9 Gunangara Dr CAMPBELLS CREEK 3451	\$665,000	06/02/2026
3	72 Fryers Rd CAMPBELLS CREEK 3451	\$650,000	20/11/2025

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:

27/03/2026 09:42



3 2 2

Property Type: House
Land Size: 602 sqm approx
 Agent Comments

Indicative Selling Price
 \$675,000

Median House Price
 27/03/2025 - 26/03/2026: \$760,000

Comparable Properties



1 Yurunga Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

2 1 2

Price: \$649,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 947 sqm approx



9 Gunangara Dr CAMPBELLS CREEK 3451 (REI)

Agent Comments

4 2 4

Price: \$665,000
Method: Private Sale
Date: 06/02/2026
Property Type: House
Land Size: 568 sqm approx



72 Fryers Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

4 2 2

Price: \$650,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 818 sqm approx