

# 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

18a Woodman Drive, McKenzie Hill Vic 3451

### Indicative selling price

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

Single price \$630,000

### Median sale price

Median price \$800,000

Property Type House

Suburb McKenzie Hill

Period - From 01/01/2025

to 31/12/2025

Source REIV

### 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	1/6 Maltby Dr CASTLEMAINE 3450	\$620,000	30/10/2025
2	47 Wheeler St CASTLEMAINE 3450	\$609,000	15/10/2025
3	1B Roalies PI CAMPBELLS CREEK 3451	\$665,000	15/10/2025

**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:

24/02/2026 16:18



3   2   2

**Property Type:** House (Res)  
**Land Size:** 355 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$630,000  
**Median House Price**  
 Year ending December 2025: \$800,000

## Comparable Properties



**1/6 Maltby Dr CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 539 sqm approx



**47 Wheeler St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$609,000  
**Method:** Private Sale  
**Date:** 15/10/2025  
**Property Type:** House  
**Land Size:** 526 sqm approx

**1B Roalies PI CAMPBELLS CREEK 3451 (VG)**

Agent Comments

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**Price:** \$665,000  
**Method:** Sale  
**Date:** 15/10/2025  
**Property Type:** House (Res)  
**Land Size:** 321 sqm approx

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