

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

1 Yurunga Drive, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$753,750

Property Type House

Suburb McKenzie Hill

Period - From 22/01/2025

to 21/01/2026

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	2 Parkview CI CASTLEMAINE 3450	\$700,000	09/12/2025
2	7 Maltby Dr CASTLEMAINE 3450	\$687,000	24/11/2025
3	1/6 Maltby Dr CASTLEMAINE 3450	\$620,000	30/10/2025

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:

22/01/2026 14:10



Property Type:
Agent Comments

Indicative Selling Price
\$649,000
Median House Price
22/01/2025 - 21/01/2026: \$753,750

Comparable Properties



2 Parkview CI CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 587 sqm approx



7 Maltby Dr CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$687,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 817 sqm approx



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

Agent Comments



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