

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

6 Gunangara Drive, Muckleford Vic 3451

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$715,000

Property Type

House

Suburb

Muckleford

Period - From

30/05/2024

to

29/05/2025

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	100 Diamond Gully Rd MCKENZIE HILL 3451	\$800,000	28/04/2025
2	37 Mckenzie Way MCKENZIE HILL 3451	\$720,000	11/02/2025
3	14 Cherry Av CAMPBELLS CREEK 3451	\$780,000	04/02/2025

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:

30/05/2025 15:54



4 2 2

Property Type: House
Land Size: 703 sqm approx
Agent Comments

Indicative Selling Price
\$759,000
Median House Price
30/05/2024 - 29/05/2025: \$715,000

Comparable Properties



100 Diamond Gully Rd MCKENZIE HILL 3451 (REI/VG) Agent Comments

4 2 2

Price: \$800,000
Method: Private Sale
Date: 28/04/2025
Property Type: House
Land Size: 500 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



14 Cherry Av CAMPBELLS CREEK 3451 (REI/VG) Agent Comments

4 2 2

Price: \$780,000
Method: Private Sale
Date: 04/02/2025
Property Type: House
Land Size: 798 sqm approx