

# 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 12 Grand View Drive, McKenzie Hill Vic 3451  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$775,000

### 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	11 Hill View Ct MCKENZIE HILL 3451	\$770,000	16/01/2026
2	15 Grand View Dr MCKENZIE HILL 3451	\$760,000	13/01/2026
3	5 Masterson CI CASTLEMAINE 3450	\$722,500	12/12/2025

**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 11:29



**Property Type:** Land  
**Land Size:** 867 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$775,000  
**Median House Price**  
 22/01/2025 - 21/01/2026: \$753,750

## Comparable Properties



11 Hill View Ct MCKENZIE HILL 3451 (REI)

Agent Comments



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 16/01/2026  
**Property Type:** House  
**Land Size:** 752 sqm approx



15 Grand View Dr MCKENZIE HILL 3451 (REI)

Agent Comments



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 13/01/2026  
**Property Type:** House  
**Land Size:** 1052 sqm approx



5 Masterson Ct CASTLEMAINE 3450 (REI)

Agent Comments



**Price:** \$722,500  
**Method:** Private Sale  
**Date:** 12/12/2025  
**Property Type:** House  
**Land Size:** 600 sqm approx

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