

# 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

10 Phyllis Crescent, 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 \$845,000

### Median sale price

Median price \$745,000

Property Type House

Suburb McKenzie Hill

Period - From 04/05/2025

to 03/05/2026

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	22 Baird St CASTLEMAINE 3450	\$832,500	21/11/2025
2	27 Woodman Dr MCKENZIE HILL 3451	\$840,000	03/09/2025
3	22 Woodman Dr MCKENZIE HILL 3451	\$860,000	17/04/2025

**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:

04/05/2026 15:00



3   2   2

**Property Type:** House  
**Land Size:** 930 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$845,000  
**Median House Price**  
 04/05/2025 - 03/05/2026: \$745,000

## Comparable Properties



**22 Baird St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$832,500  
**Method:** Private Sale  
**Date:** 21/11/2025  
**Property Type:** House  
**Land Size:** 363 sqm approx



**27 Woodman Dr MCKENZIE HILL 3451 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 03/09/2025  
**Property Type:** House  
**Land Size:** 764 sqm approx



**22 Woodman Dr MCKENZIE HILL 3451 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** House  
**Land Size:** 707 sqm approx