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	17 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

Single price \$960,000

Median sale price

Median price	\$860,000	Pro	perty Type	House		Suburb	McKenzie Hill
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	34 Penhallurick St CAMPBELLS CREEK 3451	\$990,000	19/06/2025
2	23 Mckenzie Way MCKENZIE HILL 3451	\$930,000	09/05/2025
3	17 Hill View Ct MCKENZIE HILL 3451	\$1,085,000	17/12/2024

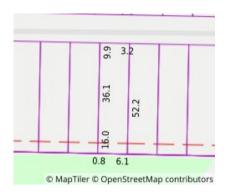
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	16/07/2025 13:24













Property Type: Land

Land Size: 1063 sqm approx

Agent Comments

Indicative Selling Price \$960,000 Median House Price June quarter 2025: \$860,000

Comparable Properties



34 Penhallurick St CAMPBELLS CREEK 3451 (REI)

3







Agent Comments

Price: \$990,000 Method: Private Sale Date: 19/06/2025 Property Type: House

Land Size: 1106 sqm approx

23 Mckenzie Way MCKENZIE HILL 3451 (REI/VG)

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4







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Agent Comments

Price: \$930,000 Method: Private Sale Date: 09/05/2025 Property Type: House Land Size: 729 sqm approx

1

17 Hill View Ct MCKENZIE HILL 3451 (REI/VG)

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1





3

Agent Comments

Price: \$1,085,000 Method: Private Sale Date: 17/12/2024 Property Type: House Land Size: 918 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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