

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

17 Grand View Drive, McKenzie Hill Vic 3451

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

Property 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	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 comparable properties 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) **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) **Agent Comments**



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



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



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