Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

18 Mckenzie King Drive, Millgrove Vic 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	en \$580,000		&		\$620,000					
Median sale price										
Median price	\$605,000	Pro	Property Type Hou		use		Suburb	Millgrove		
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	Address of comparable property		Date of sale
1	6 Mckenzie King Dr MILLGROVE 3799	\$600,000	30/05/2025
2	16a Hodge Ct MILLGROVE 3799	\$620,000	21/05/2025
3	34 Mckenzie King Dr MILLGROVE 3799	\$610,000	21/03/2025

OR

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

This Statement of Information was prepared on:

16/06/2025 14:35



18 Mckenzie King Drive, Millgrove Vic 3799



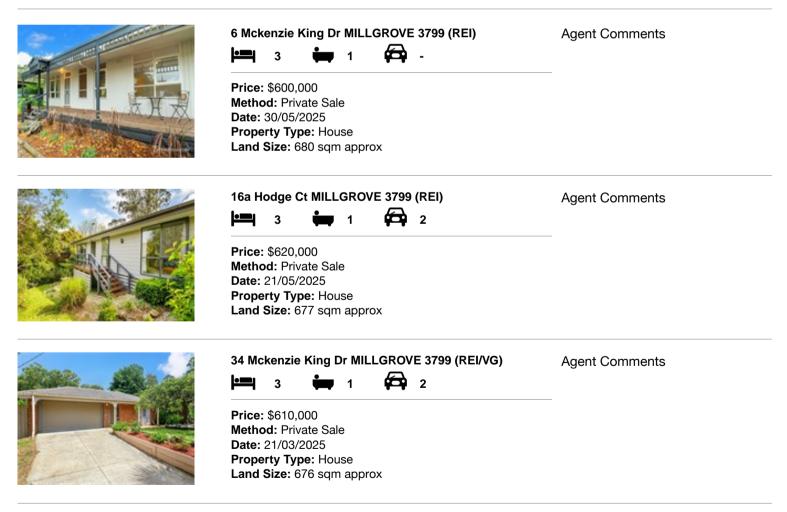


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Property Type: House (Res) **Land Size:** 632 sqm approx Agent Comments Leah Bannerman 9735 3300 0448 924 266 Ibannerman@barryplant.com.au

> Indicative Selling Price \$580,000 - \$620,000 Median House Price March quarter 2025: \$605,000

Comparable Properties



Account - Barry Plant | P: 03 9735 3300



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