

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

9 Yurunga Drive, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$795,000

Median sale price

Median price

\$780,000

Property Type

House

Suburb

McKenzie Hill

Period - From

15/07/2024

to

14/07/2025

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	14 Cherry Av CAMPBELLS CREEK 3451	\$780,000	04/02/2025
2	9 Haydn Ct CASTLEMAINE 3450	\$750,000	19/11/2024
3	2 Woodman Dr MCKENZIE HILL 3451	\$795,000	19/11/2024

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:

15/07/2025 10:30



Property Type: Land
Agent Comments

Indicative Selling Price
\$795,000
Median House Price
15/07/2024 - 14/07/2025: \$780,000

Comparable Properties



14 Cherry Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 04/02/2025
Property Type: House
Land Size: 798 sqm approx



9 Haydn Ct CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 19/11/2024
Property Type: House (Res)
Land Size: 944 sqm approx



2 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 678 sqm approx