

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 Kingfisher Dr, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$259,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	17 Gurri Dr MUCKLEFORD 3451	\$250,000	19/12/2024
2	4 Wirilda Av CAMPBELLS CREEK 3451	\$250,000	30/07/2024
3	19 Gunangara Dr MUCKLEFORD 3451	\$245,000	21/01/2024

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:

28/06/2025 11:30

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

10 Kingfisher Dr, McKenzie Hill Vic 3451

**Jellis
Craig**

Andrew Turley
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Indicative Selling Price

\$259,000

No median price available



Property Type: Land

Land Size: 532 sqm approx

Agent Comments

Comparable Properties

17 Gurri Dr MUCKLEFORD 3451 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 19/12/2024

Property Type: Land

Land Size: 875 sqm approx



4 Wirilda Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$250,000

Method: Private Sale

Date: 30/07/2024

Property Type: Land

Land Size: 544 sqm approx



19 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

Agent Comments



Price: \$245,000

Method: Private Sale

Date: 21/01/2024

Property Type: Land

Land Size: 591 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



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