

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

15 Woodman Drive, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$746,250

Property Type House

Suburb McKenzie Hill

Period - From 01/07/2025

to 30/06/2026

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	41 Woodman Dr MCKENZIE HILL 3451	\$740,000	22/07/2026
2	5 Masterson Cl CASTLEMAINE 3450	\$722,500	12/12/2025
3	64B Maldon Rd MCKENZIE HILL 3451	\$667,000	10/06/2025

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:

22/09/2026 10:36



Property Type: House

Land Size: 602 sqm approx

Agent Comments

Comparable Properties



41 Woodman Dr MCKENZIE HILL 3451 (REI)



Price: \$740,000

Method: Private Sale

Date: 22/07/2026

Property Type: House

Land Size: 698 sqm approx

Agent Comments

Same street and property specifications. Slightly larger land size.



5 Masterson Ct CASTLEMAINE 3450 (REI)



Price: \$722,500

Method: Private Sale

Date: 12/12/2025

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Very similar property specifications. One extra car space and closer to Castlemaine town centre



64B Maldon Rd MCKENZIE HILL 3451 (REI)



Price: \$667,000

Method: Private Sale

Date: 10/06/2025

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Very similar property specifications. Slightly larger land size, but slightly older home and on a Main Rd