

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

3 Mccay Reservoir Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

Chewton

Period - From

20/03/2025

to

19/03/2026

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	20 Commissioners Gully Rd CHEWTON 3451	\$950,000	30/10/2025
2	27 Hoopers Rd CHEWTON 3451	\$940,000	31/01/2025
3	24 Thornhill La ELPHINSTONE 3448	\$860,000	02/11/2024

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:

20/03/2026 08:59



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 44120 sqm approx
Agent Comments

Indicative Selling Price
\$895,000
Median House Price
20/03/2025 - 19/03/2026: \$725,000

Comparable Properties



20 Commissioners Gully Rd CHEWTON 3451 (REI) **Agent Comments**



Price: \$950,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 24281.16 sqm approx



27 Hoopers Rd CHEWTON 3451 (REI) **Agent Comments**



Price: \$940,000
Method: Private Sale
Date: 31/01/2025
Property Type: House
Land Size: 10100 sqm approx



24 Thornhill La ELPHINSTONE 3448 (REI/VG) **Agent Comments**



Price: \$860,000
Method: Private Sale
Date: 02/11/2024
Property Type: House
Land Size: 42600 sqm approx