

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

5 Phyllis Crescent, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$800,000

Property Type House

Suburb McKenzie Hill

Period - From 01/01/2025

to 31/12/2025

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	11 Hill View Ct MCKENZIE HILL 3451	\$770,000	16/01/2026
2	27 Woodman Dr MCKENZIE HILL 3451	\$840,000	03/09/2025
3	22 Woodman Dr MCKENZIE HILL 3451	\$860,000	17/04/2025

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:

25/03/2026 22:55

Leah Panos

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Indicative Selling Price

\$845,000

Median House Price

Year ending December 2025: \$800,000



 4  2  2

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



11 Hill View Ct MCKENZIE HILL 3451 (REI/VG)

Agent Comments

 4  2  2

Price: \$770,000

Method: Private Sale

Date: 16/01/2026

Property Type: House

Land Size: 752 sqm approx



27 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

 4  2  3

Price: \$840,000

Method: Private Sale

Date: 03/09/2025

Property Type: House

Land Size: 764 sqm approx



22 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

 4  2  2

Price: \$860,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

Land Size: 707 sqm approx

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