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		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$990,000 & \$1,080,000		
Median sale price*		
Median price Property Type Subu	Faraday	
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
1 144 Reservoir Rd HARCOURT 3453	\$1,200,000	23/04/2025
2 121 Binghams Rd HARCOURT 3453	\$930,000	25/11/2024
3 137 Leversha Rd HARCOURT 3453	\$1,100,000	15/11/2024
OR		
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: 18/06/2025 08:29		
* 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		



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.











Property Type: House

Land Size: 64625 sqm approx

Agent Comments

Indicative Selling Price \$990,000 - \$1,080,000 No median price available

Comparable Properties



144 Reservoir Rd HARCOURT 3453 (REI)

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Price: \$1,200,000 Method: Private Sale Date: 23/04/2025 Property Type: House

Land Size: 162400 sqm approx

Agent Comments



121 Binghams Rd HARCOURT 3453 (REI/VG)

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Agent Comments

Agent Comments

Price: \$930,000 Method: Private Sale Date: 25/11/2024 Property Type: House

Land Size: 35612.37 sqm approx

137 Leversha Rd HARCOURT 3453 (REI/VG)

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Price: \$1,100,000 Method: Private Sale Date: 15/11/2024 Property Type: House

Land Size: 51400 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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