

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

3101 Harmony Way, Faraday Vic 3451

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 Suburb 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 Bingham Rd HARCOURT 3453	\$930,000	25/11/2024
3	137 Leversha Rd HARCOURT 3453	\$1,100,000	15/11/2024

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:

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 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.



 5
  2
  3

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)

Agent Comments

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  3
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Price: \$1,200,000
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 162400 sqm approx



121 Bingham's Rd HARCOURT 3453 (REI/VG)

Agent Comments

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  2

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)

Agent Comments

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  2
  5

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