

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 CALDWELL STREET, HEATHCOTE, VIC 3523

Indicative selling price

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

Single price

\$750,000

or range between

&

Median sale price

Median price

\$546,400

Property Type

House

Suburb

HEATHCOTE, VIC 3523

Period - From

04/25

to

08/25

Source

Cotality

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
7 EBDEN STREET HEATHCOTE VIC 3523	\$599,000	29/04/2025
8 SCULLYS LANE HEATHCOTE VIC 3523	\$555,000	07/07/2025
39 AMBERS DRIVE HEATHCOTE VIC 3523	\$495,000	04/06/2025

This Statement of Information was prepared on:

3/08/2025