

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 and
postcode

11 CODES LANE HEATHCOTE VIC 3523

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Heathcote

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

694 NORTHERN HIGHWAY HEATHCOTE VIC 3523	\$720,000	21-Apr-24
2 BOOMERANG PLACE HEATHCOTE VIC 3523	\$740,000	01-May-24
59 KILMORE ROAD ARGYLE VIC 3523	\$745,000	30-Aug-24

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: 06 October 2025


**694 NORTHERN HIGHWAY
HEATHCOTE VIC 3523**
 3  1  2

Sold Price **\$720,000** Sold Date **21-Apr-24**

Distance **3.87km**

**2 BOOMERANG PLACE
HEATHCOTE VIC 3523**
 3  2  2

Sold Price **\$740,000** Sold Date **01-May-24**

Distance **1.5km**

**59 KILMORE ROAD ARGYLE VIC
3523**
 3  2  2

Sold Price **\$745,000** Sold Date **30-Aug-24**

Distance **4.68km**
RS = Recent sale

UN = Undisclosed Sale

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