

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

13 MESSMATE AVENUE HEATHCOTE JUNCTION VIC 3758

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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

House

Suburb

Heathcote Junction

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

10 VIEW ROAD HEATHCOTE JUNCTION VIC 3758	\$870,000	22-Jan-25
20 MESSMATE AVENUE HEATHCOTE JUNCTION VIC 3758	\$870,000	17-Apr-24
64 VALLEY DRIVE WALLAN VIC 3756	\$915,000	06-Jun-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: 14 October 2025



10 VIEW ROAD HEATHCOTE JUNCTION VIC 3758

4 2 7

Sold Price **\$870,000** Sold Date **22-Jan-25**

Distance **0.11km**



20 MESSMATE AVENUE HEATHCOTE JUNCTION VIC 3758

4 2 2

Sold Price Sold Date **17-Apr-24**

Distance **0.12km**



64 VALLEY DRIVE WALLAN VIC 3756

4 2 2

Sold Price **\$915,000** Sold Date **06-Jun-24**

Distance **3.3km**

RS = Recent sale UN = Undisclosed Sale

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