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	16 Molly Drive, Harcourt Vic 3453
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$810,000

Median sale price

Median price \$743,500	Property Type	House	Suburb	Harcourt
Period - From 01/04/2024	to 31/03/202	5 Soi	urce REIV	

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	22 Wright St HARCOURT 3453	\$797,000	17/04/2025
2	30 Barker St HARCOURT 3453	\$730,000	23/04/2024
3	28 Eagles Rd HARCOURT 3453	\$875,000	01/03/2024

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 08:40













Property Type:Agent Comments

Indicative Selling Price \$810,000 Median House Price Year ending March 2025: \$743,500

Comparable Properties



22 Wright St HARCOURT 3453 (REI)

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Price: \$797,000 Method: Private Sale Date: 17/04/2025 Property Type: House

Land Size: 1028 sqm approx

Agent Comments



30 Barker St HARCOURT 3453 (REI)

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Agent Comments

Price: \$730,000 Method: Private Sale Date: 23/04/2024 Property Type: House Land Size: 1990 sqm approx



28 Eagles Rd HARCOURT 3453 (REI/VG)

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Agent Comments

Price: \$875,000 Method: Private Sale Date: 01/03/2024 Property Type: House Land Size: 2023 sqm approx

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





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