



Property Type:  
Agent Comments

Indicative Selling Price  
\$595,000  
Median House Price  
Year ending March 2025: \$743,500

Comparable Properties



67 Red Gum Valley Rd RAVENSWOOD SOUTH 3453 (REI)

Agent Comments



Price: \$710,000  
Method: Private Sale  
Date: 14/04/2025  
Property Type: House  
Land Size: 32374.88 sqm approx

3476 Harmony Way HARCOURT 3453 (VG)

Agent Comments



Price: \$710,000  
Method: Sale  
Date: 19/08/2024  
Property Type: Hobby Farm < 20 ha (Rur)  
Land Size: 6500 sqm approx



171 Blackjack Rd HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$730,000  
Method: Private Sale  
Date: 06/06/2024  
Property Type: House  
Land Size: 32577.22 sqm approx

# 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

229 Blackjack Road, Harcourt Vic 3453

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$595,000

### Median sale price

Median price \$743,500

Property Type House

Suburb Harcourt

Period - From 01/04/2024

to 31/03/2025

Source 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	67 Red Gum Valley Rd RAVENSWOOD SOUTH 3453	\$710,000	14/04/2025
2	3476 Harmony Way HARCOURT 3453	\$710,000	19/08/2024
3	171 Blackjack Rd HARCOURT 3453	\$730,000	06/06/2024

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:

23/04/2025 15:22