

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

29 Jonathon Lane, Harcourt Vic 3453

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

31/03/2025

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	121 Bingham Rd HARCOURT 3453	\$930,000	25/11/2024
2	38 Davies Rd WALMER 3463	\$925,000	19/11/2024
3	4376 Calder Hwy RAVENSWOOD SOUTH 3453	\$970,000	07/11/2024

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:

29/05/2025 15:42



3 1 6+

Rooms: 6
Property Type: Residence - Farming Zone
Land Size: 148,114.95 sqm approx
Agent Comments

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

Comparable Properties



121 Bingham's Rd HARCOURT 3453 (REI/VG)

Agent Comments

3 2 2

Price: \$930,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 35612.37 sqm approx

38 Davies Rd WALMER 3463 (VG)

Agent Comments

4 - -

Price: \$925,000
Method: Sale
Date: 19/11/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 101190 sqm approx



4376 Calder Hwy RAVENSWOOD SOUTH 3453 (REI/VG)

Agent Comments

4 3 4

Price: \$970,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 20234.30 sqm approx