

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

3/21 SCULLYS 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Other

Suburb

Heathcote

Period-from

01 Nov 2024

to

31 Oct 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

18 MARSHALL CRESCENT HEATHCOTE VIC 3523	\$635,000	05-Aug-25
36 ROSS STREET HEATHCOTE VIC 3523	\$640,000	03-Nov-25
37 PLAYNE STREET HEATHCOTE VIC 3523	\$640,000	10-Apr-25

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: 25 November 2025

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18 MARSHALL CRESCENT HEATHCOTE VIC 3523

3 2 2

Sold Price

\$635,000

Sold Date **05-Aug-25**

Distance

0.98km



36 ROSS STREET HEATHCOTE VIC 3523

4 2 4

Sold Price

^{RS} **\$640,000**

Sold Date **03-Nov-25**

Distance

0.08km



37 PLAYNE STREET HEATHCOTE VIC 3523

3 1 4

Sold Price

\$640,000

Sold Date **10-Apr-25**

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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