Harcourts



STATEMENT OF INFORMATION

8 ROWES ROAD, MOUNT ECCLES, VIC 3953

PREPARED BY NUTRIEN HARCOURTS, 47 BAIR STREET LEONGATHA

Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 ROWES ROAD, MOUNT ECCLES, VIC

4 1 2

Indicative Selling Price

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

Price Range: null

MEDIAN SALE PRICE



MOUNT ECCLES, VIC, 3953

Suburb Median Sale Price (House)

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



1995 YARRAGON-LEONGATHA RD,

4 2 1

Sale Price

$630,000

Sale Date: 15/03/2024

Distance from Property: 5.1km



132 OTOOLES RD, WILD DOG VALLEY, VIC

4 2 2

Sale Price

$680,000

Sale Date: 16/05/2024

Distance from Property: 2.1km

This report has been compiled on 12/02/2025 by Nutrien Harcourts. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	8 ROWES ROAD, MOUNT ECCLES, VIC 3953

Indicative selling price

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

Price Range:	

Median sale price

Median price		Property type	House	Suburb	MOUNT ECCLES
Period	01 January 2024 to 31 December 2024	Source	pricefinder		

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
1995 YARRAGON-LEONGATHA RD, ALLAMBEE, VIC 3823	$630,000	15/03/2024
132 OTOOLES RD, WILD DOG VALLEY, VIC 3953	$680,000	16/05/2024

This Statement of Information was prepared on: 12/02/2025