

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

91 - 103 KILMORE ROAD HEATHCOTE VIC 3523

Address  
Including suburb and postcode

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

|          |  |        |             |             |
|----------|--|--------|-------------|-------------|
| or range |  | Price& | \$1,600,000 | \$1,760,000 |
| Single   |  |        |             |             |
| between  |  |        |             |             |

#### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |           |
|--------------|-------------|---------------|-------------|--------|-----------|
| Median Price | \$212,500   | Property type | Land        | Suburb | Heathcote |
| Period-from  | 01 Dec 2024 | to            | 30 Nov 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 |
|--------------------------------|-------|--------------|
|                                |       |              |
|                                |       |              |
|                                |       |              |

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: 2 March 2026