

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

1/1 HOSPITAL STREET 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,500

Property type

Unit

Suburb

Heathcote

Period-from

01 Mar 2025

to

28 Feb 2026

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

24 LAST STREET HEATHCOTE VIC 3523	\$400,000	27-Jun-24
2/36 CHAUNCEY STREET HEATHCOTE VIC 3523	\$400,000	28-Feb-25
11 HOSPITAL STREET HEATHCOTE VIC 3523	-	14-May-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: 03 March 2026


24 LAST STREET HEATHCOTE VIC 3523

Sold Price

\$400,000

Sold Date

27-Jun-24
 2

 1

 2

Distance

0.13km

2/36 CHAUNCEY STREET HEATHCOTE VIC 3523

Sold Price

Sold Date

28-Feb-25
 1

 1

 1

Distance

1.4km

11 HOSPITAL STREET HEATHCOTE VIC 3523

Sold Price

- Sold Date

14-May-25
 2

 1

 1

Distance

0.13km

2/1 HOSPITAL STREET HEATHCOTE VIC 3523

Sold Price

\$355,000

Sold Date

18-Nov-24
 2

 1

 1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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