

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

2/228 HIGH 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

\$399,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

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

45 BEAUCHAMP STREET HEATHCOTE VIC 3523	\$397,000	22-Dec-25
52 PLAYNE STREET HEATHCOTE VIC 3523	\$455,000	12-Dec-25
11 BROODIE STREET HEATHCOTE VIC 3523	\$630,000	30-Oct-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: 17 March 2026


**45 BEAUCHAMP STREET
HEATHCOTE VIC 3523**
 2
  1
  2

 Sold Price **\$397,000** Sold Date **22-Dec-25**

 Distance **0.19km**

**52 PLAYNE STREET HEATHCOTE
VIC 3523**
 2
  1
  1

 Sold Price **\$455,000** Sold Date **12-Dec-25**

 Distance **0.36km**

**11 BROODIE STREET HEATHCOTE
VIC 3523**
 2
  -
  2

 Sold Price **\$630,000** Sold Date **30-Oct-25**

 Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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