

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 or
locality and postcode

1/68 Coolstore Road, Harcourt Vic 3453

Indicative selling price

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

Single price

\$380,000

Median sale price

Median price

\$290,000

Property Type

Vacant land

Suburb

Harcourt

Period - From

09/09/2025

to

08/09/2026

Source

Property Data

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 eighteen 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
1	62 Coolstore Rd HARCOURT 3453	\$340,000	10/07/2025
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

09/09/2026 11:55



Property Type: Vacant Land
Land Size: 2204 sqm approx
Agent Comments

Indicative Selling Price
\$380,000
Median Land Price
09/09/2025 - 08/09/2026: \$290,000

Comparable Properties



62 Coolstore Rd HARCOURT 3453 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 10/07/2025
Property Type: Land
Land Size: 2669 sqm approx

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 eighteen months.