

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

16 Molly Drive, Harcourt Vic 3453

Indicative selling price

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

Single price

\$820,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Harcourt

Period - From

25/06/2025

to

24/06/2026

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 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
1	3 Molly Dr HARCOURT 3453	\$816,000	26/01/2026
2	16 Molly Dr HARCOURT 3453	\$760,000	09/12/2025
3	22 Wright St HARCOURT 3453	\$797,000	17/04/2025

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:

25/06/2026 10:05



 4  2  4

Property Type: House
Land Size: 993 sqm approx
Agent Comments

Indicative Selling Price

\$820,000

Median House Price

25/06/2025 - 24/06/2026: \$700,000

Comparable Properties



3 Molly Dr HARCOURT 3453 (REI/VG)

Agent Comments

 4  2  4

Price: \$816,000
Method: Private Sale
Date: 26/01/2026
Property Type: House
Land Size: 839.90 sqm approx



16 Molly Dr HARCOURT 3453 (REI/VG)

Agent Comments

 4  2  4

Price: \$760,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 993 sqm approx



22 Wright St HARCOURT 3453 (REI/VG)

Agent Comments

 4  2  2

Price: \$797,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 1028 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172