

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

39 HITCHCOCK STREET BREAKWATER VIC 3219

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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

House

Suburb

Breakwater

Period-from

01 Aug 2025

to

31 Jul 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

8 HODGES COURT BREAKWATER VIC 3219	\$628,000	04-Feb-26
34 HITCHCOCK STREET BREAKWATER VIC 3219	\$600,000	13-Mar-26
24 HITCHCOCK STREET BREAKWATER VIC 3219	\$620,000	10-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: 28 August 2026



8 HODGES COURT BREAKWATER VIC 3219

3 1 2

Sold Price

\$628,000

Sold Date **04-Feb-26**

Distance

0.18km



34 HITCHCOCK STREET BREAKWATER VIC 3219

3 1 2

Sold Price

\$600,000

Sold Date **13-Mar-26**

Distance

0.18km



24 HITCHCOCK STREET BREAKWATER VIC 3219

3 1 1

Sold Price

\$620,000

Sold Date **10-Oct-25**

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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