

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

34 Blackjack Road, Harcourt Vic 3453

Indicative selling price

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

Single price \$579,000

Median sale price

Median price \$730,000

Property Type House

Suburb Harcourt

Period - From 01/01/2025

to 31/12/2025

Source REIV

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	134 Victoria Rd HARCOURT 3453	\$515,000	30/05/2025
2	229 Blackjack Rd HARCOURT 3453	\$595,000	30/04/2025
3	8645 Midland Hwy BARKERS CREEK 3451	\$615,000	16/09/2024

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:

09/02/2026 23:49

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Indicative Selling Price

\$579,000

Median House Price

Year ending December 2025: \$730,000



3 1 4

Property Type: House

Land Size: 1747 sqm approx

Agent Comments

Comparable Properties



134 Victoria Rd HARCOURT 3453 (REI/VG)

3 1 1

Price: \$515,000

Method: Private Sale

Date: 30/05/2025

Property Type: House

Land Size: 1835 sqm approx

Agent Comments

Smaller home and lesser quality build with flat roof compared to the solid brick of 34 Blackjack Road Harcourt.



229 Blackjack Rd HARCOURT 3453 (REI/VG)

3 1 1

Price: \$595,000

Method: Private Sale

Date: 30/04/2025

Property Type: House

Land Size: 36734 sqm approx

Agent Comments

This home is in a lot worse condition but has a lot more land at 9 acres. Comparable location but the land size means a higher price was achieved.



8645 Midland Hwy BARKERS CREEK 3451 (REI/VG)

3 1 5

Price: \$615,000

Method: Private Sale

Date: 16/09/2024

Property Type: House

Land Size: 6879.66 sqm approx

Agent Comments

Homes are similar footprint and condition however this property is more land and has a good, lined studio and shed and therefore has achieved a higher price.

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