

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 \$565,000

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	8645 Midland Hwy BARKERS CREEK 3451	\$610,000	22/08/2025
2	26 Buckley St HARCOURT 3453	\$500,000	24/06/2025
3	134 Victoria Rd HARCOURT 3453	\$515,000	30/05/2025

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:

06/04/2026 17:45

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3 1 4

Property Type: House
Land Size: 1747 sqm approx
Agent Comments

Indicative Selling Price
\$565,000
Median House Price
Year ending December 2025: \$730,000

Comparable Properties



8645 Midland Hwy BARKERS CREEK 3451 (REI/VG)

4 2 5

Price: \$610,000
Method: Private Sale
Date: 22/08/2025
Property Type: House
Land Size: 6879.66 sqm approx

Agent Comments

This home in better condition and more land.



26 Buckley St HARCOURT 3453 (REI)

3 1 1

Price: \$500,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 597 sqm approx

Agent Comments

Home in better condition but a lot less land



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

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