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 $795,000

Median sale price

Median price	$760,000	Property Type	House	Suburb	Harcourt
Period - From	04/09/2025	to	03/09/2026	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 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	20 Pippin Ct HARCOURT 3453	$790,000	30/06/2026
2	3 Molly Dr HARCOURT 3453	$816,000	26/01/2026
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: 04/09/2026 12:18

16 Molly Drive, Harcourt Vic 3453

4 2 2

Property Type: House
Land Size: 993 sqm approx

Agent Comments

Indicative Selling Price
$795,000
Median House Price
04/09/2025 - 03/09/2026: $760,000

Comparable Properties

20 Pippin Ct HARCOURT 3453 (REI)

3 2 3

Price: $790,000
Method: Private Sale
Date: 30/06/2026
Property Type: House
Land Size: 760 sqm approx

Agent Comments

3 Molly Dr HARCOURT 3453 (REI/VG)

4 2 4

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

Agent Comments

22 Wright St HARCOURT 3453 (REI/VG)

4 2 2

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

Agent Comments

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

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