

# 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  
7 Redleaf Close, Heathcote, Vic 3523

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$440,000

& \$470,000

### Median sale price

Median price \$565,000 Property type House Suburb Heathcote

Period - From 01/02/2025 to 31/01/2026 Source  PropTrack

### 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 eighteen 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
25-27 Speed Street, Heathcote, VIC 3523	\$607,000	10/09/2025
26 Craven Crescent, Heathcote, VIC 3523	\$550,000	11/10/2024
11 Thompsons Lane, Heathcote, VIC 3523	\$600,000	18/04/2025

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 eighteen months.

This Statement of Information was prepared on: 10/02/2026