

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange canopy is set up on a paved patio. Next to it is a wooden stool made of two tree stumps, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

**RayWhite.**

# Statement of information

2-4 MITCHELL STREET, HEATHCOTE, VIC 3523  
PREPARED BY ARABELLA FINDLAY, RAY WHITE BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

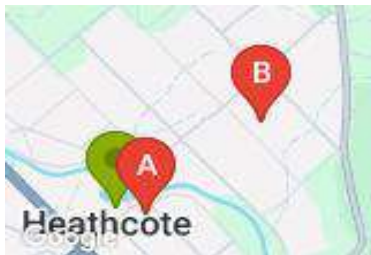
**2-4 MITCHELL STREET, HEATHCOTE, VIC**  3  1  3

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)Price Range: **\$550,000 to \$580,000**

Provided by: Arabella Findlay , Ray White Bendigo

## MEDIAN SALE PRICE

**HEATHCOTE, VIC, 3523**

Suburb Median Sale Price (House)

**\$581,000**

01 July 2025 to 30 June 2026

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.

**53 BEAUCHAMP ST, HEATHCOTE, VIC 3523**  3  1  2

Sale Price

**\$535,000**

Sale Date: 08/05/2026

Distance from Property: 98m

**22 ROSS ST, HEATHCOTE, VIC 3523**  3  1  2

Sale Price

**\$515,000**

Sale Date: 21/01/2026

Distance from Property: 575m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

2-4 MITCHELL STREET, HEATHCOTE, VIC 3523

### Indicative selling price

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

Price Range:

\$550,000 to \$580,000

### Median sale price

Median price

\$581,000

Property type

House

Suburb

HEATHCOTE

Period

01 July 2025 to 30 June 2026

Source



### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

|                                      |           |            |
|--------------------------------------|-----------|------------|
| 53 BEAUCHAMP ST, HEATHCOTE, VIC 3523 | \$535,000 | 08/05/2026 |
| 22 ROSS ST, HEATHCOTE, VIC 3523      | \$515,000 | 21/01/2026 |

This Statement of Information was prepared on:

14/07/2026