

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Sunset Drive, Heathmont Vic 3135

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Heathmont

Period - From 01/04/2025

to

30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3 Rawson Ct RINGWOOD EAST 3135	\$950,000	22/07/2025
2	12 Ilford Rd HEATHMONT 3135	\$960,000	06/06/2025
3	2 Lisgoold St HEATHMONT 3135	\$900,000	06/05/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/08/2025 18:12



 4  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 659 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
June quarter 2025: \$1,120,000

Comparable Properties



3 Rawson Ct RINGWOOD EAST 3135 (REI)

[Agent Comments](#)

 3  2  2

Price: \$950,000
Method: Private Sale
Date: 22/07/2025
Property Type: House
Land Size: 657 sqm approx



12 Ilford Rd HEATHMONT 3135 (VG)

[Agent Comments](#)

 3  -  -

Price: \$960,000
Method: Sale
Date: 06/06/2025
Property Type: House (Res)
Land Size: 652 sqm approx



2 Lisgoold St HEATHMONT 3135 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$900,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 699 sqm approx