

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

2/144 Heathmont Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$882,500

Property Type Unit

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	2/10 Joel Ct HEATHMONT 3135	\$725,000	16/08/2025
2	1/59 Heathmont Rd RINGWOOD 3134	\$719,680	04/06/2025
3	2/9 Harriet St HEATHMONT 3135	\$722,500	26/03/2025

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:

20/08/2025 10:58



 2  1  2

Property Type: Unit
Land Size: 355 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median Unit Price
June quarter 2025: \$882,500

Comparable Properties



2/10 Joel Ct HEATHMONT 3135 (REI)

Agent Comments

 2  1  1

Price: \$725,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Unit
Land Size: 245 sqm approx



1/59 Heathmont Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  2

Price: \$719,680
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 317 sqm approx



2/9 Harriet St HEATHMONT 3135 (REI/VG)

Agent Comments

 2  1  1

Price: \$722,500
Method: Private Sale
Date: 26/03/2025
Property Type: Unit
Land Size: 401 sqm approx

Account - Barry Plant | P: 03 9722 7166