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	103 Heathmont Road, Heathmont Vic 3135

Indicative selling price

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

Range between $950,000 & $1,000,000

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	2 Sunset Dr HEATHMONT 3135	$985,000	19/08/2025
2	57 The Boulevard HEATHMONT 3135	$970,000	20/05/2025
3	4 Culverlands Rd HEATHMONT 3135	$1,002,000	29/03/2025

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: 02/09/2025 15:03

103 Heathmont Road, Heathmont Vic 3135



3 2 2

Property Type: House
Land Size: 840 sqm approx

Agent Comments

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

Comparable Properties



2 Sunset Dr HEATHMONT 3135 (REI)

4 2 2

Price: $985,000
Method: Private Sale
Date: 19/08/2025
Property Type: House
Land Size: 665 sqm approx

Agent Comments



57 The Boulevard HEATHMONT 3135 (REI/VG)

3 2 2

Price: $970,000
Method: Private Sale
Date: 20/05/2025
Property Type: House
Land Size: 400 sqm approx

Agent Comments



4 Culverlands Rd HEATHMONT 3135 (REI/VG)

4 2 2

Price: $1,002,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 987 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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