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	4/3 Orchard Grove, Heathmont Vic 3135

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $825,000 Property Type Unit Suburb Heathmont

Period - From 17/09/2024 to 16/09/2025 Source Property Data

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	1/8-10 Kumala Rd BAYSWATER 3153	$630,000	09/08/2025
2	3/270 Canterbury Rd HEATHMONT 3135	$620,000	02/07/2025
3	5/49-51 Heathmont Rd RINGWOOD 3134	$655,000	12/05/2025

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: 17/09/2025 16:11

4/3 Orchard Grove, Heathmont Vic 3135



2 1 1

Property Type: Unit
Land Size: 263 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
17/09/2024 - 16/09/2025: $825,000

Comparable Properties



1/8-10 Kumala Rd BAYSWATER 3153 (REI)

2 1 1

Price: $630,000
Method: Private Sale
Date: 09/08/2025
Property Type: Unit
Land Size: 277 sqm approx

Agent Comments



3/270 Canterbury Rd HEATHMONT 3135 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 02/07/2025
Property Type: Unit

Agent Comments



5/49-51 Heathmont Rd RINGWOOD 3134 (REI)

2 1 1

Price: $655,000
Method: Private Sale
Date: 12/05/2025
Property Type: Unit
Land Size: 182 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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