

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

21 Devon Avenue, Heathmont Vic 3135

Indicative selling price

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

Range between

\$1,050,000

&

\$1,100,000

Median sale price

Median price

\$1,070,000

Property Type

House

Suburb

Heathmont

Period - From

16/10/2024

to

15/10/2025

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	10 Northwood St RINGWOOD EAST 3135	\$1,110,000	04/08/2025
2	3/11 Bedford Ct HEATHMONT 3135	\$1,050,000	24/07/2025
3	12a Shasta Av RINGWOOD EAST 3135	\$1,080,000	22/05/2025

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:

16/10/2025 10:30



3 2 2

Property Type: House
Land Size: 290 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median House Price
16/10/2024 - 15/10/2025: \$1,070,000

Comparable Properties



10 Northwood St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$1,110,000
Method: Private Sale
Date: 04/08/2025
Property Type: House
Land Size: 301 sqm approx



3/11 Bedford Ct HEATHMONT 3135 (REI/VG)

Agent Comments

3 3 2

Price: \$1,050,000
Method: Private Sale
Date: 24/07/2025
Property Type: Townhouse (Single)



12a Shasta Av RINGWOOD EAST 3135 (VG)

Agent Comments

3 - -

Price: \$1,080,000
Method: Sale
Date: 22/05/2025
Property Type: Flat/Unit/Apartment (Res)