

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

17 Sheridan Court, Heathmont Vic 3135

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,090,888

Property Type House

Suburb Heathmont

Period - From 13/11/2024

to 12/11/2025

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	250 Canterbury Rd HEATHMONT 3135	\$883,000	05/08/2025
2	3 Washusen Rd HEATHMONT 3135	\$850,000	23/07/2025
3	4 Armstrong Rd HEATHMONT 3135	\$892,500	14/06/2025

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:

13/11/2025 10:13



3 1 1

Property Type: House
Land Size: 721 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
13/11/2024 - 12/11/2025: \$1,090,888

Comparable Properties



250 Canterbury Rd HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 1

Price: \$883,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 650 sqm approx



3 Washusen Rd HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 2

Price: \$850,000
Method: Sold Before Auction
Date: 23/07/2025
Property Type: House (Res)
Land Size: 654 sqm approx



4 Armstrong Rd HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 1

Price: \$892,500
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 674 sqm approx