## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

8 Janet Court, Heathmont Vic 3135

#### Indicative selling price

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

Single price \$1,250,000

### Median sale price

Median price \$1,110,000	Pro	pperty Type Hou	ıse		Suburb	Heathmont
Period - From 24/11/2024	to	23/11/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	17 Portsmouth St HEATHMONT 3135	\$1,200,000	13/10/2025
2	2 Mountain View Rd HEATHMONT 3135	\$1,220,000	11/10/2025
3	17 Reumah Ct HEATHMONT 3135	\$1,210,000	20/09/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/11/2025 10:40









Property Type: House (Res) Land Size: 654 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,250,000 **Median House Price** 24/11/2024 - 23/11/2025: \$1,110,000

# Comparable Properties



17 Portsmouth St HEATHMONT 3135 (REI)

Price: \$1,200,000 Method: Private Sale Date: 13/10/2025 Property Type: House

Land Size: 647 sqm approx

**Agent Comments** 



2 Mountain View Rd HEATHMONT 3135 (REI/VG)



Price: \$1,220,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res) Land Size: 828 sqm approx **Agent Comments** 



17 Reumah Ct HEATHMONT 3135 (REI)

Price: \$1,210,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 569 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9722 7166





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