

# 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

18 Lorianne Street, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$840,000

### Median sale price

Median price \$1,165,000 Property Type House Suburb Heathmont

Period - From 01/10/2025 to 31/12/2025 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	91 Heathmont Rd HEATHMONT 3135	\$840,000	18/11/2025
2	62 Wantirna Rd RINGWOOD 3134	\$800,000	28/08/2025
3			

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:

24/02/2026 11:39



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**Property Type:** House (Res)

**Land Size:** 345 sqm approx

Agent Comments

**Indicative Selling Price**

\$790,000 - \$840,000

**Median House Price**

December quarter 2025: \$1,165,000

## Comparable Properties



**91 Heathmont Rd HEATHMONT 3135 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$840,000

**Method:** Private Sale

**Date:** 18/11/2025

**Property Type:** House

**Land Size:** 430 sqm approx



**62 Wantirna Rd RINGWOOD 3134 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 28/08/2025

**Property Type:** House

**Land Size:** 339 sqm approx

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.

Account - Barry Plant | P: 03 9722 7166