

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

3 Joan Court, Heathmont Vic 3135

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

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	1 Edna Ct WANTIRNA 3152	\$1,190,000	20/12/2025
2	6 Stoda St HEATHMONT 3135	\$1,210,000	12/11/2025
3	17 Portsmouth St HEATHMONT 3135	\$1,200,000	13/10/2025

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:

07/04/2026 09:53



4
 2
 1

Property Type: House
Land Size: 959 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 December quarter 2025: \$1,165,000

Comparable Properties



1 Edna Ct WANTIRNA 3152 (REI/VG)

Agent Comments

4
 2
 3

Price: \$1,190,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 655 sqm approx



6 Stoda St HEATHMONT 3135 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,210,000
Method: Private Sale
Date: 12/11/2025
Property Type: House (Res)
Land Size: 906 sqm approx



17 Portsmouth St HEATHMONT 3135 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,200,000
Method: Private Sale
Date: 13/10/2025
Property Type: House
Land Size: 647 sqm approx

Account - Barry Plant | P: 03 9722 7166