

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

105 Erica Court, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,085,000 Property Type House Suburb Heathmont

Period - From 01/04/2025 to 31/03/2026 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	245 Canterbury Rd HEATHMONT 3135	\$1,155,000	10/12/2025
2	54 Rachele Dr WANTIRNA 3152	\$1,171,000	22/11/2025
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: 19/05/2026 10:35



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Property Type: Land
Land Size: 741 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 Year ending March 2026: \$1,085,000

Comparable Properties



245 Canterbury Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 5
  2
  2

Price: \$1,155,000
Method: Private Sale
Date: 10/12/2025
Property Type: House
Land Size: 643 sqm approx



54 Rachele Dr WANTIRNA 3152 (REI/VG)

Agent Comments

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  2
  3

Price: \$1,171,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 724 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