

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

5 The Outlook, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,070,000

Property Type House

Suburb Heathmont

Period - From 18/06/2025

to

17/06/2026

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	31 Pinewood Av RINGWOOD EAST 3135	\$1,340,000	28/05/2026
2	2 The Boulevard HEATHMONT 3135	\$1,350,000	19/05/2026
3	9 Waters Gr HEATHMONT 3135	\$1,330,000	24/03/2026

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:

18/06/2026 11:52



 4  2  2

Property Type: House
Land Size: 1061 sqm approx
Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,350,000
Median House Price
 18/06/2025 - 17/06/2026: \$1,070,000

Comparable Properties



31 Pinewood Av RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,340,000
Method: Private Sale
Date: 28/05/2026
Property Type: House
Land Size: 944 sqm approx



2 The Boulevard HEATHMONT 3135 (REI)

Agent Comments

 3  2  2

Price: \$1,350,000
Method: Private Sale
Date: 19/05/2026
Property Type: House
Land Size: 808 sqm approx



9 Waters Gr HEATHMONT 3135 (REI)

Agent Comments

 4  2  4

Price: \$1,330,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 834 sqm approx

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