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	24 Royal Avenue, Heathmont Vic 3135

Indicative selling price

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

Single price $1,430,000

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	14 Alvena Cr HEATHMONT 3135	$1,390,000	22/06/2026
2	8 The Outlook HEATHMONT 3135	$1,393,000	15/06/2026
3	11 Mountain View Rd HEATHMONT 3135	$1,540,000	27/02/2026

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: 01/07/2026 18:55

24 Royal Avenue, Heathmont Vic 3135



5 2 3

Property Type: House
Land Size: 871 sqm approx

Agent Comments

Indicative Selling Price
$1,430,000
Median House Price
Year ending March 2026: $1,085,000

Comparable Properties



14 Alvena Cr HEATHMONT 3135 (REI)

4 2 2

Price: $1,390,000
Method: Private Sale
Date: 22/06/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



8 The Outlook HEATHMONT 3135 (REI)

4 2 4

Price: $1,393,000
Method: Private Sale
Date: 15/06/2026
Property Type: House (Res)
Land Size: 1044 sqm approx

Agent Comments



11 Mountain View Rd HEATHMONT 3135 (REI/VG)

3 2 2

Price: $1,540,000
Method: Auction Sale
Date: 27/02/2026
Property Type: House (Res)
Land Size: 832 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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