

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

75 Heathmont Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,075,000

Property Type

House

Suburb

Heathmont

Period - From

01/04/2026

to

30/06/2026

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	20 The Boulevard HEATHMONT 3135	\$950,000	04/06/2026
2	107 Heathmont Rd HEATHMONT 3135	\$940,000	22/05/2026
3	67 Cuthbert St HEATHMONT 3135	\$987,000	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:

15/07/2026 12:13



3 2 3

Property Type: House
Land Size: 717 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 June quarter 2026: \$1,075,000

Comparable Properties



20 The Boulevard HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 2

Price: \$950,000
Method: Private Sale
Date: 04/06/2026
Property Type: House
Land Size: 1032 sqm approx



107 Heathmont Rd HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 1

Price: \$940,000
Method: Private Sale
Date: 22/05/2026
Property Type: House
Land Size: 598 sqm approx



67 Cuthbert St HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 2

Price: \$987,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 652 sqm approx

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