

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

1,2,3/4 Balfour Avenue, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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 Arlington St RINGWOOD 3134	\$1,350,000	21/02/2026
2			
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:

16/07/2026 10:52



Property Type: House
Land Size: 1013 sqm approx
Agent Comments

June quarter 2026: \$1,075,000

An aerial photograph of a residential street. A yellow rectangular box highlights a specific property. Inside the box, there is a label 'B4-Town (Support 2)' and another label 'B4-Town (Support 1)' pointing to a different part of the property. The surrounding area shows other houses with various roof colors and styles.

Price: \$1,350,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 867 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166