

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 6a & 6b Adrian Court, 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 \$1,040,250 Property Type House Suburb Heathmont

Period - From 21/05/2025 to 20/05/2026 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	8 Rahnston Ct VERMONT 3133	\$1,300,000	06/03/2026
2	8 Daisy St HEATHMONT 3135	\$1,305,000	11/10/2025
3	12 Regina St RINGWOOD 3134	\$1,600,000	03/10/2025

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: 21/05/2026 16:03



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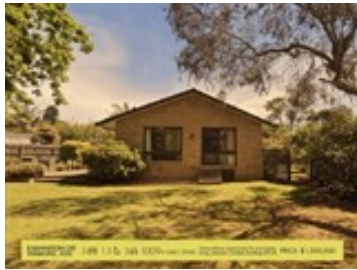
Property Type: House (Res)
Land Size: 1011 sqm approx

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
21/05/2025 - 20/05/2026: \$1,040,250

Agent Comments

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.

Comparable Properties



8 Rahnston Ct VERMONT 3133 (REI)

[Agent Comments](#)

 3  1  3

Price: \$1,300,000
Method: Private Sale
Date: 06/03/2026
Property Type: House (Res)
Land Size: 1009 sqm approx



8 Daisy St HEATHMONT 3135 (VG)

[Agent Comments](#)

 2  -  -

Price: \$1,305,000
Method: Sale
Date: 11/10/2025
Property Type: Development Site (Res)
Land Size: 1009 sqm approx



12 Regina St RINGWOOD 3134 (REI)

[Agent Comments](#)

 3  1  -

Price: \$1,600,000
Method: Private Sale
Date: 03/10/2025
Property Type: House (Res)
Land Size: 1028 sqm approx

Account - Barry Plant | P: 03 9874 3355