

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

40 Daisy Street, Heathmont Vic 3135

Indicative selling price

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

Single price

\$875,000

Median sale price

Median price

\$1,070,000

Property Type

House

Suburb

Heathmont

Period - From

03/07/2025

to

02/07/2026

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	42 Daisy St HEATHMONT 3135	\$868,500	15/06/2026
2	21 Jarma Rd HEATHMONT 3135	\$930,000	23/04/2026
3	4 Joel Ct HEATHMONT 3135	\$910,000	18/04/2026

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:

03/07/2026 11:47



2
 1
 1

Property Type: House
Land Size: 753 sqm approx
 Agent Comments

Indicative Selling Price
 \$875,000

Median House Price
 03/07/2025 - 02/07/2026: \$1,070,000

Comparable Properties

42 Daisy St HEATHMONT 3135 (REI)

Agent Comments

3
 1
 1

Price: \$868,500
Method: Private Sale
Date: 15/06/2026
Property Type: House (Res)
Land Size: 753 sqm approx



21 Jarma Rd HEATHMONT 3135 (REI/VG)

Agent Comments

3
 1
 1

Price: \$930,000
Method: Private Sale
Date: 23/04/2026
Property Type: House (Res)
Land Size: 738 sqm approx

4 Joel Ct HEATHMONT 3135 (REI/VG)

Agent Comments

3
 1
 1

Price: \$910,000
Method: Auction Sale
Date: 18/04/2026
Rooms: 4
Property Type: House (Res)
Land Size: 753 sqm approx

Account - Barry Plant | P: 03 9874 3355