

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

42 Daisy Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$900,000 & \$960,000

Median sale price

Median price \$962,000 Property Type House Suburb Heathmont

Period - From 01/01/2026 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	4 Joel Ct HEATHMONT 3135	\$910,000	18/04/2026
2	9 Possum La HEATHMONT 3135	\$920,000	17/02/2026
3	3 Apple Gr BAYSWATER 3153	\$990,000	13/01/2026

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:

21/04/2026 14:03



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

Indicative Selling Price
 \$900,000 - \$960,000
Median House Price
 March quarter 2026: \$962,000

Comparable Properties

4 Joel Ct HEATHMONT 3135 (REI)

[Agent Comments](#)

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



9 Possum La HEATHMONT 3135 (REI)

[Agent Comments](#)

 2  1  2

Price: \$920,000
Method: Private Sale
Date: 17/02/2026
Property Type: House (Res)
Land Size: 734 sqm approx



3 Apple Gr BAYSWATER 3153 (VG)

[Agent Comments](#)

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Price: \$990,000
Method: Sale
Date: 13/01/2026
Property Type: House (Res)
Land Size: 731 sqm approx

Account - Barry Plant | P: 03 9874 3355