

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

4 Joel Court, Heathmont Vic 3135

Indicative selling price

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

Range between \$820,000 & \$850,000

Median sale price

Median price \$1,090,888 Property Type House Suburb Heathmont

Period - From 23/03/2025 to 22/03/2026 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	115 New St RINGWOOD 3134	\$800,000	07/03/2026
2	79 Heathmont Rd HEATHMONT 3135	\$820,000	20/02/2026
3	140 Wantirna Rd RINGWOOD 3134	\$820,000	15/11/2025

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:

23/03/2026 13:19



 3  1  1

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

Indicative Selling Price
 \$820,000 - \$850,000
Median House Price
 23/03/2025 - 22/03/2026: \$1,090,888

Comparable Properties



115 New St RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$800,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 758 sqm approx



79 Heathmont Rd HEATHMONT 3135 (REI)

Agent Comments

 2  1  2

Price: \$820,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 683 sqm approx



140 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$820,000
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 695 sqm approx

Account - Barry Plant | P: 03 9874 3355