

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

2 Wayne Court, Heathmont Vic 3135

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$1,165,000

Property Type House

Suburb Heathmont

Period - From 01/10/2025

to 31/12/2025

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	17 Sheridan Ct HEATHMONT 3135	\$955,000	26/11/2025
2	12 Derwent Dr BAYSWATER 3153	\$955,000	11/10/2025
3	3 Karista Av HEATHMONT 3135	\$970,000	27/08/2025

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:

27/01/2026 16:18



 3  1  2

Property Type: House

Land Size:

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

December quarter 2025: \$1,165,000

Comparable Properties



17 Sheridan Ct HEATHMONT 3135 (REI)

Agent Comments

 3  1  1

Price: \$955,000

Method: Private Sale

Date: 26/11/2025

Property Type: House

Land Size: 721 sqm approx



12 Derwent Dr BAYSWATER 3153 (REI/VG)

Agent Comments

 3  1  2

Price: \$955,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 734 sqm approx



3 Karista Av HEATHMONT 3135 (REI/VG)

Agent Comments

 3  1  2

Price: \$970,000

Method: Private Sale

Date: 27/08/2025

Property Type: House

Land Size: 719 sqm approx

Account - Barry Plant | P: 03 9842 8888