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	9c Kingston Road, Heatherton Vic 3202

Indicative selling price

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

Range between $830,000 & $860,000

Median sale price

Median price $1,125,000 Property Type House Suburb Heatherton

Period - From 20/02/2024 to 19/02/2025 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	1 Chatsworth Cl CHELTENHAM 3192	$800,000	26/10/2024
2	3 Chatsworth Cl CHELTENHAM 3192	$871,000	14/09/2024
3	102/62 Cavanagh St CHELTENHAM 3192	$835,000	20/08/2024

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: 20/02/2025 14:53

9c Kingston Road, Heatherton Vic 3202



2 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$830,000 - $860,000
Median House Price
20/02/2024 - 19/02/2025: $1,125,000

Comparable Properties



1 Chatsworth Cl CHELTENHAM 3192 (REI)

2 1 2

Price: $800,000
Method: Sold Before Auction
Date: 26/10/2024
Property Type: House (Res)

Agent Comments



3 Chatsworth Cl CHELTENHAM 3192 (REI/VG)

2 1 2

Price: $871,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Unit
Land Size: 335 sqm approx

Agent Comments

102/62 Cavanagh St CHELTENHAM 3192 (VG)

2 - -

Price: $835,000
Method: Sale
Date: 20/08/2024
Property Type: Retirement Village Individual Flat/Unit

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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