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	21 Orchid Street, Heathmont Vic 3135

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,050,000 Property Type House Suburb Heathmont

Period - From 01/10/2024 to 30/09/2025 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	2 Mountain View Rd HEATHMONT 3135	$1,220,000	11/10/2025
2	45 Alvena Cr HEATHMONT 3135	$1,165,000	04/10/2025
3	71 Campbell St HEATHMONT 3135	$1,070,000	15/09/2025

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: 21/10/2025 17:13

21 Orchid Street, Heathmont Vic 3135

Jacob McGlinchey
9870 6211
0433 224 117
jacobmcglinchey@jelliscraig.com.au



4 1 1

Property Type: House
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending September 2025: $1,050,000

Comparable Properties



2 Mountain View Rd HEATHMONT 3135 (REI)

4 1 2

Price: $1,220,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 828 sqm approx

Agent Comments



45 Alvena Cr HEATHMONT 3135 (REI)

3 1 1

Price: $1,165,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 775 sqm approx

Agent Comments



71 Campbell St HEATHMONT 3135 (REI)

3 2 2

Price: $1,070,000
Method: Sold Before Auction
Date: 15/09/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE
propertydata.com.au

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